



Westcreek Times

January/February 2005
Volume 15 Issue 1

www.villagesofwestcreek.com

Annual Meeting and Election

BY DARRYL RICHARDS

The 2005 Annual Meeting for residents in good standing of the Villages of Westcreek Owners' Association, Inc. (VWOA) will be held at Galm Elementary School on Thursday, January 20, 2005. Registration will be held from 7:00 p.m. to 7:30 p.m. This will be time to socialize with your neighbors and other residents, and enjoy the refreshments. The meeting itself will begin at 7:30 p.m. and is scheduled to adjourn at 8:45 p.m.

Four members for the Villages of Westcreek Board of Directors must be elected at this meeting. There will be a community review. Numerous door prizes will be awarded throughout the course of the meeting. Please see the invitation on page 6.

Biographic letters to the community from candidates can be found in this issue. Additional candidates are welcome. For information about running for the Board or the Annual Meeting, please call the message line (679-6617).

Addition to the 2005 Proxy

BY DARRYL RICHARDS

If you are not going to be able to attend the Annual Meeting on January 20, 2005 at Galm Elementary, and plan on using your proxy to vote for Board members, below is an updated list of candidates for the proxy under the section "TO ELECT DIRECTORS TO THE BOARD":

Danita Anderson-Richards (2 yr term)

Garrett Doyle (2 yr term)

Robert Gardner (2 yr term)

Duane Larkin (1 yr term)

Also, please note that submission of the proxy is very specific. Unless the proxy is received at the office by the close of business on January 13, 2005, it will not be accepted, and no proxy will be accepted at the Annual Meeting. This is in accordance with the Villages of Westcreek Owners' Association governing documents. For specific information, please review your proxy.

Saturday Office Hours

The VWOA Office in the Sports Park will be open on Saturday, January 8, 2005 from 10 a.m. to 2 p.m. so that homeowners can pay assessments and get their VWOA ID cards updated for 2005.

Candidates for the Board of Directors: Letters to the Community

Danita Anderson-Richards

Not available in time for publication.

Garrett Doyle

We live in an incredible community – and that does not happen overnight or all by itself. It takes long hours of hard work and dedication from our board of Directors, Staff, Committees and Chairs to preserve the quality of life we enjoy at VWOA! I would like to serve on the board of Directors and offer my education, experience and enthusiasm to fill the needs of our growing community.

Education: BA-Criminology OCCC, NY. BFA – Marketing Cameron University, OK. BA – Education College of Santa Fe, NM. Master's Degree in Communication from St. Mary's University, TX.

Experience: 10+ yrs Management, Public Teacher, Seminar Speaker, Marketing Specialist. Currently employed with USAA Life Company Sales & Marketing, HIA, CLTC & CLU candidate.

Enthusiasm: I believe communication is the key to VWOA's future success as a desirable community. The Westcreek Times could be expanded to include more community news, neighborhood stories, and human-interest stories and more classified ads. We need to increase our neighborhood security through communication, awareness and programs such as the Neighbor Watch and Cellular On Patrol.

I would like to see increased community activities at VWOA like the incredible recent Annual Picnic in September, ensure our community remains in compliance with the Covenants, initiate a re-cycle program for our growing neighborhood and help in planning activities for our new upcoming center. There is a lot more to be done in Westcreek and it isn't going to get done on its' own – it takes people who CAN and WILL put in the time necessary to get the job done!

Continued on page 3

Inside this Issue...

Manager's Minute	2
President's Corner	2
There is a New Sheriff in Town, and He is a 'Bexar' --	4
Rights and Responsibilities for Better Communities --	5
Board of Directors Meeting Minutes	8
Classifieds	10
Advertising Guidelines	10

President's Corner

By DUANE LARKIN

As you will notice, the emphasis in this newsletter is the Annual Meeting, and if you have been reading recent newsletters, you will notice that we have moved the Annual Meeting from April to January. This change makes the Annual Meeting conform to the calendar year, and incidentally, the Villages of Westcreek fiscal year. It also eliminates conflict with Fiesta events and April 15, income tax day. So, mark your calendar for the upcoming general membership meeting - it is January 20, 2005 in the Galm Elementary School. Four vacancies on the Board of Directors need to be filled. As I said, this issue is full of details about the Annual Meeting. I look forward to seeing you there.

Finally, action to construct the long-awaited Community Center/Office and Pool should soon commence. The Board interviewed three companies from which the Board selected one - the Struthoff Company, Inc. This subject will be covered in depth in future issues of the newsletter.

**VWOA
Annual Meeting
January 20, 2005
7:00 pm**

Manager's Minute

By DARRYL RICHARDS

Annual Meeting

As you have noticed elsewhere in this issue, the main thrust of this issue is the Annual Meeting. We look forward to seeing you there!

Change in Regular Office Hours...

Effective January 1, 2005, office hours have been changed as follows:

Monday - 9 am to 6 pm

Tuesday through Friday - 9 am to 5 pm

Reasonable before- and after-hours appointments can still be scheduled by calling 679-6617

...And Holiday Office Hours

Please be advised that the office will be closed in observance of the following holidays:

Monday, January 17, 2005—Martin Luther King's Birthday

Monday, February 21, 2005—Presidents' Day

2005 Assessments

The 2005 assessment letter, and 2005 payment coupons have been mailed. Just a reminder that the First Quarter 2005 assessment is due January 1, 2005. Your prompt payment of your assessments, whether annually or quarterly, is appreciated. If you have not received the assessment letter and coupons, please call the Message Line at 679-6617 and leave your name and address so that we may send them to you.

Villages of Westcreek Owners Association, Inc.

Message Line:

Phone 679-6617; Fax: 679-0040

This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is located in the Sports Park at 12354 Military Drive West, San Antonio, Texas 78253. Office hours are Monday through Friday, 9 a.m. to 5 p.m. Please contact staff to make an appointment for after hours.

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Assessments:

Quarterly assessments may be mailed directly to: VWOA, P.O. Box 101076, San Antonio, Texas 78201, or paid at the VWOA office.

Board of Directors:

President - Duane Larkin

Vice President - Cornel Hoskins

Secretary - Benjamin Dunn

Treasurer - Robert Gardner

Member at Large - Danita Anderson-Richards

Staff:

Darryl Richards, Community Manager

Judy Monger, Assistant Community Manager

Grace Briggs, Administrative Assistant

Derrick Foyle, Standards Coordinator

John Willis, Maintenance Supervisor

Carl Verhagen, Pavilion Attendant

Committees & Chairs:

Architectural Review, Mike Newmyer

Communications, Vacant

Playgroup, Debra Brady

Sports Park, Pat Mullen

Covenants Issues

It is getting close to time to take down and put away the holiday decorations, thinking that grass will not grow in a South Texas winter (all two days of it), or whatever... Let's do our best to keep the Villages of Westcreek looking good through the holidays.

Lost and Found

There have been several queries as to whether or not VWOA has a "lost and found." The answer is yes. We have all manner of things turned in, or items found by staff members: basketballs, baseballs, baseball bats, keys, glasses, etc. Presently, we have several items on hand. Please feel free to check at the office if you lost something in the Sports Park, or call the Message Line at 679-6617.

Useful Numbers, Or, Martha, Cut This Part Out and Hang It On the Refrigerator Door...

We get calls about damaged or missing signs, mowing of county-maintained easements, loose animals, and leaky garbage trucks. Here are some good numbers to have to facilitate the reporting of such items to the proper authorities directly:

Damaged, missing signs—Bexar County Sign Shop at 465-0537

Mowing of County-maintained Easements—Bexar County Public Works at 465-4528

Dispatch for Animal Control—207-6650

Garbage pickup, and/or leaky garbage trucks—BFI at 648-5222 or Waste Management at 224-4651

Potholes/Damaged Street Surfaces/Curbing—Bexar County Public Works NW Service Center at 465-4528

Dead Animal Pickup (Bexar County)—335-6700

Continued from page 1

This is why I am requesting you consider me for the board of Directors of Westcreek.

Thank you for your consideration.

Robert Gardner

Not available in time for publication.

Duane Larkin

I am a candidate for the Board of Directors to be elected at the January 20, 2005 Annual Meeting. I have served the community in a number of positions since moving here in September 1990. My credentials are:

- President of the Board of Directors for the Villages of Westcreek Owners' Association
- Member and Chair of the Architectural Review Committee
- Member and Chair of the Covenants Committee
- Member of the ad hoc committee to re-do the fences along Military Drive West and Westcreek Oaks Boulevard
- Member of the ad hoc committee to build a new Community Center/Office

- Proposed and managed the changeover from off-site contracted association management to on-site self-management
- Proposed and managed the merging of the previous separate Property and Home Owner Associations into one Association - the Villages of Westcreek Owners' Association

My goal is to ensure top-notch service to the community and to maintain community standards to the highest degree possible. I earnestly and respectfully solicit your support and vote.

Westcreek Owners Association Assessment Coupon 1st QTR

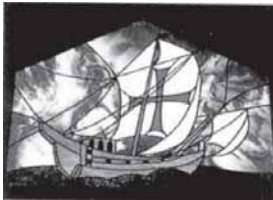
\$64.25 DUE 1/1/2005

Finance charges applied 2/1/05

Address: _____

MAIL COUPON WITH PAYMENT TO:
VWOA
P.O. BOX 101076
SAN ANTONIO, TX 78201

Amazing Grace Lutheran Church



12525 Potranco Road
San Antonio, Texas 78253
Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Services:

Saturday: 5:30 pm

Sunday: 8:30 & 11:00 am

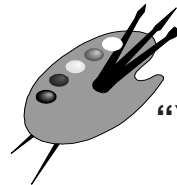
Sunday School for all ages

Sunday: 10:00 am

Sept 10th Prayer Vigil
6:00 - 9:00 pm

Sept 11th Prayer Breakfast
9:00 am

Rev. Dr. Chrys Walker



You Nique Spaces "Your Interior Creation Team"

Let us help you discover how "You" nique your space can be
Faux painting, decorating, organizing, lighting, etc.

Free Initial Consultation
No Budget Too Small

Kari Mora (210) 867-7051 Ginger Trevino (210) 834-4002

HAND CAR WASH

WASH ME
CAR SALON

FULL SERVICE
Automated Hand
Car Wash & Detail Center

- Complete Auto Detail Services
- Auto Accessories, Gifts, Novelties
- VIP Passes & Gift Certificates
- Windshield Repair

*Complete Interior
Detail & Full
Service Wash*

\$69⁹⁵

(most vehicles)

Shampoo two rows of carpets,
floor mats & upholstery (or clean
leather) clean and dress vinyl.
Expires 2/28/05.

\$2⁰⁰ OFF

Any Wash Me Full Service
or

\$3⁰⁰ OFF

Any Car Wash Package
Oversized vehicles \$2 extra.
Not valid with other discounts.
Expires 2/28/05

\$16⁹⁵

Oil Change
(most vehicles)

With Purchase of Any Car Wash
Install new filter & up to 5 qts.
Service Pro 10W30 oil.
Not valid with other discounts.
Expires 2/28/05.

7225 Culebra Rd.

(2 blocks Outside Loop 410)

Mon - Sat 8am - 6pm; Sun 9am - 5pm

681-WASH (9274)

There is a New Sheriff in Town, and He is a 'Bexar'

The Bexar County Sheriff's Office is in the process of notifying area neighborhoods of the current Public Nuisance Laws, which are listed in the Health and Safety Code and are being enforced throughout the Bexar County area.

This Public Nuisance Law is reproduced below to advise all of our residents regarding Bexar County requirements to bring properties in compliance with this legislation:

343.011. Public Nuisance:

- (a) This section applies only to the unincorporated area of the County
- (b) A person may not cause, permit, or allow a public nuisance under this section.
- (c) A public nuisance is:
 - (1) Keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle.
 - (2) Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles (inoperable, or junked), refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood or within 300 feet of a public street for 10 days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.
 - (3) Maintaining premises in a manner that creates an unsanitary condition likely to attract mosquitoes, rodents, vermin, or disease-carrying pests.

- (4) Allowing weeds to grow on premises in a neighborhood if the weeds are located within 300 feet of another residence or commercial establishment.
- (5) Maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard.
- (6) Maintaining in an abandoned and unoccupied property in a neighborhood swimming pool that is not protected with:
 - (a) A fence that is at least four feet high and that has a latched gate that cannot be opened by a child or,
 - (b) A cover over the entire swimming pool that cannot be removed by a child.

An offense under this section is a misdemeanor punishable by a fine of not less than \$50.00 or more than \$200. A previous conviction of an offense under this section is punishable by a fine of not less than \$200 or more than \$1,000, confinement in jail for not more than six months, or both."

The above article is reprinted with the permission of Bexar County Sheriff's Department and is consistent with, or in some respects exceeds, the provisions of the Deed Restrictions of the Villages of Westcreek. The Standards Compliance folks will advise residents accordingly if they notice anything that might attract the attention of the Bexar County Sheriff's Department.

Barbara sells Westcreek!

Over 300 Westcreek Transactions with "Powerhouse Marketing" and dedicated personal attention. Call or email for info. Quarterly Survey of the Westcreek real estate market also available by e-mail.

**Barbara Ridgeway
Realtor®**



15503 Babcock Rd # 10
San Antonio, TX 78255
Telephone 210-483-6407 (direct)
E-mail: bridgeway@cbharper.com



LILLIE'S LOVE FOR ANIMALS PROFESSIONAL PET CARE



**PET SITTING IN THE COMFORT
AND SAFETY OF YOUR OWN HOME
ALL VARIETY OF ANIMALS**



LUNCH VISITS · PLANT CARE



**LOTS OF LOVE, KISSES, AND HUGS FOR YOUR PETS.
VETERINARIAN RECOMMENDED · REFERENCES
OVER 15 YEARS EXPERIENCE**



BONDED & INSURED



(SEE OUR AD IN THE UPCOMING NEW SBC YELLOW PAGES
IN NOVEMBER.)

679-9142 PSI 394-1353



Rights and Responsibilities for Better Communities

REPRINTED WITH PERMISSION FROM THE COMMUNITY ASSOCIATIONS INSTITUTE

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association, if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community-owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, responsive, competent community associations. Founded in 1973, CAI represents association-governed communities, such as condominium and homeowner associations, cooperatives, and planned communities. To learn more about CAI and its local, regional and state chapters, visit www.caionline.org or call CAI Direct at 703-548-8600.

Sponsored by CAI President's Club



VWOA Annual Owners' Meeting



January 20, 2005

Registration/Social Time

7:00 p.m.

Meeting Starts

7:30 p.m.

Galm Elem. School

Food Provided:

Finger food, Cookies and Soft Drinks

Door Prizes

Must be present to WIN!!!

All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 7:00 p.m. in the association office. Homeowners are invited to attend all regular meetings of the Board.

January 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 ARC 5:00 pm	5	6 Special Board of Directors 6:00pm	7	8
9	10	11	12	13 Sports Park 6:30 pm	14	15 ESD #2 Wagner RV 9 am Office Open 10-2
16	17 MLK, Jr Day Office CLOSED	18 ARC 5:00 pm	19	20 Annual Meeting 7:00pm	21	22
23	24	25	26	27	28	29
30	31					

February 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 ARC 5:00 pm	2	3	4	5
6	7	8	9	10 Sports Park 6:30 pm	11	12
13	14	15 ARC 5:00 pm	16	17 Board of Directors 6:00pm	18	19 ESD #2 Wagner RV 9am
20	21 Presidents Day Office CLOSED	22	23	24	25	26
27	28					

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, September 16, 2004

Attendees

Board Members – Duane Larkin, presiding; Benjamin Dunn, Robert Gardner, Jonathan Davis.

Staff – Darryl Richards, CM; Judy Monger, ACM.

Mr. Larkin called the meeting to order at 7:02 p.m.

Attendees: Pat Mullen, Sports Park Committee Chair; Kathy Swanson, Sports Park Committee volunteer.

Residents'/Guests' Forum: N/A

Minutes: The Aug 19 2004 minutes were **approved** as written 4-0.

Treasurer's & Finance Committee Report: Mr. Gardner, the treasurer, answered questions on the financials, and the report was **approved** for filing and audit 4-0.

Management Report: The CM went over the management report, and answered questions on the report.

Committee Reports:

1. ARC: The CM went over the ARC report.
2. Communications: The CM advised that input for the November – December newsletter is due on October 1, 2004.
3. Covenants: The CM went over the October report.
4. Sports Park: Mr. Mullen gave a progress report on the rummage sale and Annual Picnic. A Sports Park Committee volunteer provided some perceived personal grievances concerning the staff. Mr. Mullen advised several times during the course of the surprise verbal attack that he did not have the same experience with the staff.
5. Westcreek Playgroup Committee: A written report was provided.

Unfinished Business

1. Lighting Monuments in the Villages of Westcreek: The CM reported that CPS had not provided necessary figures for running necessary wiring to each monument that needs to be lighted. Tabled until October meeting.
2. Establish Directors Liaison With Committees: Tabled until October meeting.
3. 2005 Budget: The treasurer requested that the budget be tabled until October.

New Business:

1. Additional Monitoring of the Neighborhood: The CM advised the Board that a resident had wanted to discuss additional monitoring for the neighborhood, but did not show up for the meeting.
2. Non-Resident Galm Elementary School Teachers Using Facilities: The CM provided the Board a copy of the letter from the

principal of Galm Elementary School asking that non-resident teachers be allowed to use the walking track. The CM advised the Board that a ruling on the issues had been requested from the VWOA attorney. The attorney determined that no option exists for a variance to allow the non-resident teachers to use the VWOA Sports Park without a member in good standing having them as guests. The CM will respond in writing concerning the issue.

3. Rights and Responsibilities Initiative: The CM discussed the CAI Rights and Responsibilities Initiative with the Board concerning the rights and responsibilities of the residents and the volunteer leaders. The initiative is intended to improve the community and communication. After further discussion, the Board accepted the initiative; the best method of dissemination will be determined in the future.
4. Acceptance of Revised Standards Guide: Tabled until October.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for October 21, 2004, at 7:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert: Input for the November – December 2004 is due on October 1, 2004.

Adjournment: There being no further items before the Board, the meeting adjourned at 9:05 p.m.

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, October 21, 2004

Attendees

Board Members – Duane Larkin, presiding; Cornel Hoskins, Jonathan Davis.

Staff – Darryl Richards, CM; Judy Monger, ACM.

Mr. Larkin called the meeting to order at 7:02 p.m.

Attendees: Pat Mullen, Sports Park Committee Chair.

Residents'/Guests' Forum: N/A

Minutes: The September 16, 2004 minutes were **approved** as written 3-0.

Treasurer's & Finance Committee Report: In the absence of the treasurer, the CM briefly discussed the financial report, which was **approved** for filing and audit 3-0.

Management Report: The CM went over the management report, and answered questions on the report. The report was unanimously accepted by the Board.

Committee Reports

1. ARC: Tabled at the request of the CM; to be included in the November report.
2. Communications: The CM advised the Board that the November – December newsletter is at the printer, and that the staff

expects to meet the mailing dated of November 1, 2004.

3. Covenants: Tabled at the request of the CM; to be included in the November report.
4. Sports Park: Mr. Mullen gave an after-action report on the rummage sale and Annual Picnic, and provided a "wish list" of Sports Park projects to the Board of Directors.
5. Westcreek Playgroup Committee: Nothing to report.

Unfinished Business

1. 2005 Budget: After discussion, the motion was made and seconded to accept the 2005 budget. The Board **approved** 3-0.
2. Lighting Monuments in the Villages of Westcreek: The CM reported that CPS has provided necessary figures for running necessary wiring to each monument that needs to be lighted. The proposed contractor is checking with Bexar County to see if there are any costs/permits that will be required for trenching across streets that will be required at some of the monuments. Tabled until November meeting.
3. Establish Directors Liaison With Committees: Mr. Hoskins explained that he would like for Board members to liaise with the various committees and as a result bring additional understanding of the specific committee to the Board. He requested that he and the CM work together on this issue, and bring something back to the Board at the next meeting.
4. Acceptance of revised Standards Guide: This issue was tabled until the November meeting.

New Business:

1. 2005 Annual Meeting Agenda: The CM provided a proposed 2005 annual meeting agenda. After discussion, the motion was made and seconded to accept the general agenda. The Board **approved** 3-0.
2. Ballot, Proxy for 2005 Annual Meeting: The CM provided a sample ballot format to be used by homeowner attendees at the Annual Meeting. The motion was made and seconded to accept the sample ballot format. The motion was made and seconded to approve the ballot format. The Board **approved** 3-0.

The CM presented a sample proxy to be used by those not attending the Annual Meeting. After discussion, Mr. Larkin asked that the definition of a member in good standing be added to the proxy for the purpose of making sure that those using the proxy

know what constitutes eligibility to cast a proxy vote. The CM advised that the definition would be added. With this caveat, the motion was made and seconded to accept the amended proxy format. The Board **approved** 3-0.

3. 2005 Annual Assessment Letter: The CM presented to the Board the proposed 2005 letter to residents advising them that the 2005 assessments will be \$257.00 per annum. The motion was made and seconded to approve the 2005 Annual Assessment letter. The Board **approved** 3-0.
4. AR 2, Setting Annual Assessment: The CM presented to the Board Administrative Resolution (AR) 2 that sets the 2005 assessments \$257.00 per annum. The motion was made and seconded to approve AR 2. The Board **approved** 3-0.
5. AR 4, Delinquent Assessment Collection: The CM presented to the Board Administrative Resolution (AR) 4 that sets the policy and procedures for the collection of delinquent 2005 assessments. This resolution is in accordance with Texas state law. The motion was made and seconded to approve AR 4. The Board **approved** 3-0.
6. Modification of Office Hours: The CM and ACM asked the Board to approve an additional hour opening on Mondays. This will change the hours on Monday **from** 9 am to 5 pm **to** 9am to 6pm. After discussion, the motion was made and seconded to accept this change in office hours. The Board approved 3-0. The change will be effective January 1, 2005.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for November 18, 2004 at either 6:00 p.m. or 7:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert: Input for the January – February 2005 newsletter is due on December 1, 2004.

Presently, the VWOA Board of Directors has its regular meeting at 7:00 p.m., with an Executive Session scheduled at 6:00 p.m. The Board approved changing the Regular Meeting time from 7:00 p.m. to 6 p.m. Should there be a need for an Executive Session, it will be held after the Regular meeting.

Adjournment: There being no further items before the Board, the meeting adjourned at 8:25 p.m.

POTRANCO AUTOMOTIVE, INC.

**Complete Auto/R.V. Service
& Transmissions**

12034 Potranco Rd.
 1 Mile Outside Loop 1604
679-6620

Hours: 7:30 to 6:00 Mon.-Fri.

*Serving Westcreek, Heritage
And Surrounding Neighborhoods*

**Service to autos and
RV's from oil changes to
complete engine or
transmission overhaul and
everything in between.
WE WORK AROUND**

**New Year's
Special**

**Oil & Filter
Change
\$16⁹⁹**

Expires February 28, 2005

Classifieds

Administrative Assistant-Amazing Grace Lutheran Church, 12525 Potranco Rd. Mon-Fr, 10a.m.-3:00p.m. Must have good computer & human relations skills and reliable transportation. To apply call 679-7800/leave msg or send resume by Jan 15th.
For Sale: Heavy-Duty Upright Commercial Freezer with adjustable shelves/bins and key lock. Great for extra storage, \$300! Call 573-9895 and leave message.

Handy Services: Call me for your electrical, carpentry, plumbing, painting, pressure washing, handy man, or "honey do" needs. Reasonable rates and free estimates. Pressure wash standard size drive, sidewalk and entryway for \$50.00. Ask for Mark at 313-7018 or 679-9770.

Mom's House Cleaning: Free estimates, high quality - low prices. Military & Senior citizen discounts. Call 380-8066 and ask for Glen or Lisa

Moonwalk/Castle rentals: Great for parties or any occasion. Sat: \$65; Sun - Fri: \$45 (Westcreek Special). Price includes all day, delivery, setup & tax. Snowcone machine available. Call Jeff or Leslie @ 317-5333

Need Computer Help? Don't call a nerd - call a Neighbor! Troubleshooting and repair, personal software Training, and more. Contact Duane Cottrell at 679-6737. Reasonable rates. Microsoft certified.

Westcreek Special \$30.00. Front & Back: cut, edge and trim. CMG Lawn Care Co. 679-5000.

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 are \$100 per issue; eighth page ads are \$50 per issue. A 10% discount is available for three issue contracts, and a 20% discount is available for six issue contracts with prepayment. Classified advertisements are \$5.00 for three lines of text; additional lines are \$2.00 each. Ads should be dropped off in the VWOA office or mailed to: Westcreek Times Advertising, 12354 Military Drive West, San Antonio, TX 78253. The deadline for submissions is the 1st 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 (1) 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. **DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

Westcreek Times

Publisher
VWOA

Board of Directors

Editor
VWOA Staff (Interim)

Design and Layout
Mary Kelley

Webmasters
Marc Jacobson
Mike LeJeune

Westcreek Times will be printed six times in 2005. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the March 2005 issue are due **February 1st, 2005**. Items of interest for publication should be submitted to:

VWOA
12354 Military Drive West
San Antonio, TX
78253-6046

Villages of Westcreek Owners Association
P.O. Box 101076
San Antonio, Texas 78201

PRESORTED STANDARD MAIL
U.S. POSTAGE PAID
SAN ANTONIO, TEXAS
PERMIT NO. 2087



Westcreek Times

March/April 2005
Volume 15 Issue 2

www.villagesofwestcreek.com

2005 Annual Meeting at Galm Elementary

By DARRYL RICHARDS

The 2005 Annual Meeting for residents in good standing of the Villages of Westcreek Owners' Association, Inc. (VWOA) was held at Galm Elementary School on Thursday, January 20, 2005.

Registration and a social period took place between 6:30 p.m. and 7:00 p.m. Residents attending the Annual Meeting took this time to socialize with their neighbors and other residents, and enjoy the refreshments. Mr. Duane Larkin, president of the VWOA Board of Directors called the meeting to order at 7:02 p.m.

After introducing the rest of the Board of Directors and the staff, Mr. Larkin turned the program over to Mr. Cornel Hoskins, vice-president of the VWOA Board of Directors who served as the master of ceremonies for the evening.

The first order of business was the election of new Board members. Three two-year slots were to be filled, and one 1 year slot. Once the slate of candidates that had applied in advance of the meeting were introduced and spoke to the attendees, Mr. Hoskins opened the proceedings for nominations from the floor. There were no nominations made. Mr. Hoskins closed the nominations, and declared the four candidates as the new Board. The new Board members are Danita Anderson-Richards, Robert Gardner, Duane Larkin, and Garrett Doyle.

Guest speakers were Judge Andy Mireles, from the 73rd District Court, and Mr. Keith Fortney, Deputy Chief Probation Officer who gave a presentation on the Bexar County Juvenile Probation system.

Mr. Hoskins made a Power Point presentation on the Villages of Westcreek, followed by a question and answer session. After the presentation, Mr. Tom Newton, the VWOA attorney, administered the oath of office to the new Board members. The awarding of several door prizes completed the evening and the 2005 Annual Meeting went into the history books at 9:12 p.m.

Saturday Office Hours

The VWOA Office in the Sports Park will be open on Saturday, April 2, 2005 from 10 a.m. to 2 p.m. so that homeowners can pay assessments and get their VWOA ID cards updated for 2005.

Did you know. . .?

By JUDY MONGER

- You can receive a ticket from the Bexar County Sheriff, if you walk on the roadway/bike lane where a sidewalk is provided.
- That it is illegal to park perpendicular (nose in) in a cul-de-sac because emergency vehicles cannot turn around, also school buses.
- A cat has 32 muscles in each ear.
- Your assessments are due on the 1st of the month and are late/delinquent on the 2nd of the month.
- Every resident is responsible for contracting for his or her own garbage pick up with either BFI or Waste Management.
- The VWOA office is open until 6:00 pm every Monday night (except holidays).
- You need a current VWOA ID card to use any VWOA amenity.
- That Tennessee Williams was born in Mississippi.
- You can download most of our forms from our website – www.villagesofwestcreek.com.
- The walking/jogging track at the Sports Park is approx. 1/3 mile long.
- Almost anything you do to the outside of your house or yard (front, back or side) needs a Proposed Improvement Application submitted to the Architectural Review Committee.
- A goldfish has the memory span of three seconds.
- When the Villages of Westcreek is fully developed it will have between 3200 and 3500 homes.
- Gordon Hartman has purchased land and plans to build homes in the Villages of Westcreek.
- It is illegal to let your dog/cat run loose or to abandon an animal. The leash law says that your pet has to be on a leash when not on your property.
- It is RUDE to let your pet use your neighbor's flowerbed or yard as a potty.
- Elephants are the only animal that cannot jump.

Inside this Issue...

President's Corner	2
Manager's Minute	3
Rights and Responsibilities for Better Communities II	4
Classifieds	8
Advertising Guidelines	8

President's Corner

BY DUANE LARKIN

I extend a special "Thank You" to those of you who attended this year's annual general membership meeting. This year, we moved the meeting from April to January. In doing so, we encountered a few 'glitches' that we will work on prior to next year's meeting.

At this year's general membership meeting held in the Galm Elementary School on January 20, 2005, Villages of Westcreek Owners' Association members elected Garret Doyle, Danita Anderson-Richards, Bob Gardner, and Duane Larkin to the Board of Directors. Never having been done so before but likely to continue in future years, all five directors (the four elected and the one incumbent) took an Oath of Office administered by the Association's lawyer, Tom Newton. Following adjournment, the five directors met and reorganized the board for 2005 as follows: Duane Larkin, President; Cornel Hoskins, Vice-President; Garret Doyle, Secretary; Bob Gardner, Treasurer; and Danita Anderson-Richards, Member at Large.

The Board is charged with providing fiduciary and management oversight in administering the affairs of the association. With guidance outlined in the governing documents, the Covenants, Conditions, and Restrictions, this means doing what it takes to maintain the appearance of the community, which leads - ultimately - to protecting/maintaining our property values. The Board must also plan for and provide increased amenities to accommodate the rapid, ever-increasing population growth while holding assessments in check. Speaking for and on behalf of the Board of Directors, we accept those responsibilities.

The Board of Directors meets the third Thursday of each month, unless circumstances dictate otherwise. The meetings are open to the general membership. To leave a message for the board as a group or for a specific director, dial the community's message line at 679-6617, send a fax to 679-0040, or send an e-mail to board@villagesofwestcreek.com.

On January 28, 2005, we received a recorded copy of the plat-- finally--on which the community center/office and swimming pool

Villages of Westcreek Owners Association, Inc.

Message Line:

Phone 679-6617; Fax: 679-0040

This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is located in the Sports Park at 12354 Military Drive West, San Antonio, Texas 78253. Office hours are Monday, 9 a.m. to 6 p.m., and Tuesday through Friday, 9 a.m. to 5 p.m. Please contact staff to make an appointment for after hours.

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Board of Directors:

President - Duane Larkin
Vice President - Cornel Hoskins
Secretary - Garret Doyle
Treasurer - Robert Gardner
Member at Large - Danita Anderson-Richards

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Grace Briggs, Administrative Assistant
Derrick Foyle, Standards Coordinator
John Willis, Maintenance Supervisor
Carl Verhagen, Pavilion Attendant

Committees & Chairs:

Architectural Review, Mike Newmyer
Playgroup, Vacant

Assessments:

Quarterly assessments may be mailed directly to: VWOA, P.O. Box 101076, San Antonio, Texas 78201, or paid at the VWOA office.

will be constructed! As presented and shown at the meeting, construction will include the community center/office, swimming pool, and a segment of Military Drive West, which fronts the community center/office. We anticipate construction to commence in the very near future with completion approximately six (6) months from start of construction.

What is going on at the Military Drive West entrance to our community??? Mr. Richards and I, taking separate channels, have opened dialogue concerning the 'activities' - trenching across Military Dr West at the clock tower and the metal power poles along the out-bound side of Military Drive West, he with CPS and me with our County Commissioner representative. We will provide an update over our website as we receive it.

Allen's Professional Painting and Repair



Interior and Exterior House Painting
General Repair Work

Free Estimates. Guaranteed Work.

Call Chris Allen -- 679-6257



J & E

Pest Control Services

"On Time Professionals for Lawn & Home"

6808 Woodlawn, San Antonio, TX 78227
P.O. Box 761506
San Antonio, TX 78245-1506

(210) 673-7617

Mention this ad and first time customers will receive a 10% discount

John Ditchie
Cell: 363-1569

Eddie Hernandez
Cell: 725-3207

36 YEARS EXPERIENCE * INSURED * STATE CERTIFIED

Manager's Minute

BY DARRYL RICHARDS

Just A Quarter...

...and \$64.00 will pay your 2nd Quarter assessments, which are due on April 1, 2005. This is the time to get caught up if you're behind, and to stay current if you are paid up. VWOA documents say that you cannot use VWOA Common Area amenities if you are not in good standing, i.e. current. Translation: the swimming season is fast approaching and updated ID cards mean that you will be able to enjoy the pool. If you've already paid, thank you for being responsible and prompt in meeting your obligation to VWOA.

...And We'll Be Open on Saturday...

In order to assist residents, the office will be open to receive payments and update cards on **Saturday, April 2, 2004 from 10 am to 2 pm**. Please take advantage of this opportunity to be current on your assessments before the pool season starts in May...

Annual Meeting—Election of Board Members

There is another article in this newsletter about the Annual Meeting and the election of Board members; if you couldn't make the meeting, you can see who the new Board members are, and also see who the new officers are...

Facilities Control

A year ago at this time, we reported in this column that we had issued over 3,500 photo ID cards since the program was initiated in March, 2003. As of the time that this is being written, that number has grown to over 5,700...

Photo ID Cards

...and, as long as we're talking about photo ID cards, let us review the program. Remember, the new photo ID cards have replaced pool tags. In addition, the ID card is required for any and all use of the park; if you are over 12 years of age, you must have the card with you any time you are in the Sports Park. If you are asked for the card by authorized representatives of VWOA (such as a contracted monitoring service), and do not have it, you will be asked to leave the Sports Park. We recognize that this procedure may seem stringent, but it reflects VWOA's response to expressed concerns of Westcreek residents.

If you pay by the quarter and send your check to the post office box address, please allow a minimum of seven to ten days before you come to the office to have your ID card validated with the current quarterly decal. Should you desire to make your payment at the office in the Sports Park, you may have your ID card (s) validated immediately on-site. In either case, please bring all cards in the possession of you and all family members, so that the proper decal can be affixed to each card. No loose decals will be distributed; decals are closely controlled and affixed by office staff.

Finally, remember that if your photo ID card is lost, defaced, mutilated or visibly altered, it will not be accepted as proof of residency and good standing, and must be replaced at a cost of \$10.00.

We do have lanyards and clips that may be purchased at a nominal fee, and do have the capability to properly prepare the ID card so that you may use these items to display the ID card.

Serious Business

There is a web site to which people can go to find out about sex offenders. I put this site in the *Manager's Minute* column last year, and said that I would run it in every column. I intend to do that. I believe this subject is important, and I believe that parents should have access to a site that provides such information. The web site address is: www.sexoffender.com. Please take the time to educate yourself, and your children, on this issue.

Vandalism/Theft/Graffiti

While we have been fortunate, generally speaking, in terms of experiencing vandalism, theft, and graffiti in the Villages of Westcreek, we continue to experience sporadic instances of all three. Should you see such acts occurring, or have any knowledge of the perpetrator(s), please call the Bexar County Sheriff at 335-6000.

Here's The Poop on Poop

Please remember to clean up after your pet when you walk it. Not picking up doggie waste is not only being rude and inconsiderate to your neighbors, it's unsanitary, unsightly, and impacts upon the neighborhood, and could affect property values.

R & R Mowing

- lawns & hedges
- tree trimming & removal
- pressure washing



Reasonable
&
Reliable

"You'll get the R & R, and we'll do the work."

Call Matt Rigby @
(210) 859-0278

Westcreek Owners Association

Assessment Coupon

2nd QTR

\$64.25 DUE 4/1/2005

Finance charges applied 5/1/05

Address: _____

MAIL COUPON WITH PAYMENT TO:

VWOA
P.O. BOX 101076
SAN ANTONIO, TX 78201

Rights and Responsibilities for Better Communities II

BY DARRYL RICHARDS, QUOTES USED WITH PERMISSION OF THE COMMUNITY ASSOCIATIONS INSTITUTES, INC.

In the January – February 2005 issue of the *Westcreek Times*, we included a listing of rights and responsibilities for better communities made up of a listing of rights and responsibilities for both residents and community leaders. These are intended to make living in a mandatory Association more palatable and successful. Coming as it did with no context, it may have been viewed simply as some idealistic view of association residents and community leaders in a community utopia that has no grounding in reality. Indeed, some may have thought it was simply filler. Let me say, such is not the case.

As we all know, the Villages of Westcreek is more complex than that, and the diversity manifested here from its inception in 1986 continues to this day. Adding to the complexity and diversity is the high rate of growth that the Villages of Westcreek is currently experiencing. The west side of Medio Creek is virtually exploding with growth. In late January 2005, there were over 100 “new starts,” that is, lots that were in the process of having homes built on them in the 1st Quarter of 2005 that had been empty land in the 4th Quarter of 2004—a mere three months earlier. With interest rates remaining low, forecasters in the housing industry are predicting continuing growth, although some temper their forecasts by noting that such growth may be slower. That does not appear to be the case here in the Villages of Westcreek.

This, then, is a snapshot of the Villages of Westcreek: complex, diverse in its population, and growing at a very fast rate. As with all endeavors that are growing, the Villages of Westcreek is experiencing some growing pains. Many new homeowners have never lived in a mandatory homeowners’ association before and don’t understand the rules and regulations. Some homeowners simply ignore those rules and regulations. However, the overwhelming majority does understand the benefits of living in an association, follow the rules, pay assessments on time, and contribute meaningfully to the quality of life in the neighborhood. They recognize that the purpose

of the association is to protect, preserve, and enhance the property values in the neighborhood.

With this background, take a moment to review those rights and responsibilities. Look at it in the context of making your community a better place. Or, as CAI puts it, as the end position of adopting the rules and responsibilities:

“More than a destination at the end of the day, a community is a place you want to call home and where you feel at home. There is a difference between living in a community and being part of that community. Being part of a community means sharing with your neighbors a common desire to promote harmony and contentment.”

More on this in future issues...



Imagine **whirling, creating, storytelling, and singing.**
Nowhere else is **learning** this much **fun.**

No other experience offers more ways for children to grow than Kindermusik. Together you'll share the wonder of learning through music. Fact is, Kindermusik is the single best choice you can make for your child.

Kindermusik®
A good beginning never ends.

Home studio located in the Westover Place Subdivision
Wed, Fri and Sat Classes Birth-age7

Paula Lemmon, B.M.E., Licensed
845-7333 or kindermusikwithpaula@satx.rr.com

<p>HAND CAR WASH</p> <p>WASH ME</p> <p>CAR SALON</p> <p>FULL SERVICE Automated Hand Car Wash & Detail Center</p> <ul style="list-style-type: none"> • Complete Auto Detail Services • Auto Accessories, Gifts, Novelties • VIP Passes & Gift Certificates • Windshield Repair 	<p><i>Wash and Hand Wax Special</i></p> <p>\$39⁹⁵</p> <p>(most vehicles)</p> <p>Shampoo two rows of carpets, floor mats & upholstery (or clean leather) clean and dress vinyl. Expires 4/30/05.</p>	<p>\$2⁰⁰ OFF</p> <p>Any Wash Me Full Service or</p> <p>\$3⁰⁰ OFF</p> <p>Any Car Wash Package Oversized vehicles \$2 extra. Not valid with other discounts. Expires 4/30/05</p>	<p>\$16⁹⁵</p> <p>Oil Change (most vehicles)</p> <p>With Purchase of Any Car Wash Install new filter & up to 5 qts. Service Pro 10W30 oil. Not valid with other discounts. Expires 4/30/05.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7225 Culebra Rd. (2 blocks Outside Loop 410) **Mon - Sat 8am - 6pm; Sun 9am - 5pm** **681-WASH (9274)**

Amazing Grace Lutheran Church



12525 Potranco Road
San Antonio, Texas
78253
Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Services: Saturday: 5:30 pm
Sunday: 8:30 & 11:00 am

Sunday School: 10 am (for all ages)

Lenten Bible Study: Every Wednesday 7:30 pm ending
March 23rd

Palm Sunday: March 20: 8:30 am & 11:00 am

Maundy Thursday: March 24 7:30 pm

Good Friday: March 25 7:30 pm

Prayer Vigil 6:00 am to 7:30 pm

March 26 1:00 pm

Easter Egg Hunt: 5:30 pm

Vigil of Easter Service: March 27 6:30 am, 8:30 am, 10:00 am

Easter Sunday: & 11:00 am

Barbara sells Westcreek!

Over 300 Westcreek Transactions with "Powerhouse Marketing" and dedicated personal attention. Call or email for info. Quarterly Survey of the Westcreek real estate market also available by e-mail.

Barbara Ridgeway
Realtor®

COLDWELL
BANKER

D'ANN HARPER,
REALTORS

Each Office is Independently Owned And Operated.



15503 Babcock Rd # 10

San Antonio, TX 78255

Telephone 210-483-6407 (direct)

E-mail: bridgeway@cbharper.com

*Wednesdays &
Saturdays:
Karaoke*

*Fridays:
Live Rock Band*

**MILITARY
NIGHT**

*Thursdays:
\$1.50
Longnecks
w/ Military I.D.*

BIG JOE'S



TAVERN

"Your Neighborhood Bar!"

12023 Potranco Rd. San Antonio, Texas 78253

210-679-6230

Darts.

Pool Tables.

Friendly Atmosphere.

**BIG JOE'S
TAVERN**

*Free
12 oz. draft
when you
bring in this
Mailout.*

All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 7:00 p.m. in the association office. Homeowners are invited to attend all regular meetings of the Board.

March 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 ARC 5:00 pm	2	3	4	5
6	7	8	9	10 Sports Park 6:30 pm	11	12
13	14	15 ARC 5:00 pm	16	17 Board of Directors 6:00pm	18	19 ESD #2 Wagner RV 9am
20	21	22	23	24	25 <i>Good Friday</i> Office CLOSED	26 Easter Egg Hunt 10 am
27 <i>Easter Sunday</i>	28	29 ARC 5:00 pm	30	31		

April 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Office Open 10-2 Rummage Sale 7am - 12 noon
3	4	5	6	7	8	9
10	11	12 ARC 5:00 pm	13	14 Sports Park 6:30 pm	15	16 ESD #2 Wagner RV 9am
17	18	19	20	21 Board of Directors 6:00pm	22	23
24	25	26 ARC 5:00 pm	27	28	29	30

Board of Directors Meeting Minutes

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, November 18, 2004**

Attendees

Board Members – Duane Larkin, presiding; Cornel Hoskins, Robert Gardner.

Staff – Darryl Richards, CM; Judy Monger, ACM.

Mr. Larkin called the meeting to order at 6:01 p.m.

Attendees: Pat Mullen, Sports Park Committee Chair; Danita Anderson-Richards, homeowner; Mrs. Debra Brady, Westcreek Playgroup Committee chair.

Residents'/Guests' Forum: Mrs. Danita Anderson-Richards wanted to know when a monument would be erected on the southeast corner of Knobsy Way and Military Drive West. She had the impression that the Association was going to erect a monument on that corner. She was advised that this was not the case. The Association would not place an entrance monument at that corner.

Minutes: The October 21, 2004 minutes were **approved** as written 3-0.

Treasurer's & Finance Committee Report: The Treasurer and CM answered questions on the report. The report was **approved** for filing and audit 3-0.

At 6:10 p.m., by general consent of the Board, the order of business was suspended so that Pat Mullen could give his Sports Park Committee report. Mr. Mullen finished his report at 6:37 p.m., and the normal order of business resumed.

Management Report: The CM went over the management report, and answered questions on the report. The report was unanimously accepted by the Board.

Committee Reports:

1. **ARC:** The CM presented a written report for the ARC. Mr. Larkin asked that the CM ask all Committee chairs to attend the Board meeting.
2. **Communications:** The CM advised the Board that the November – December 2004 newsletter was mailed on October 28, 2004, and that the deadline for the January – February 2005 newsletter was December 1, 2004.

Mr. Benjamin Dunn arrived at the meeting.

3. **Covenants:** The CM presented a written report for the Covenants Committee. The CM advised that three additional Standards Compliance Inspectors were going to be hired. Mr. Hoskins asked how many volunteers were on the Covenants Committee, and the CM advised that all covenants personnel were now paid part-time employees. After discussion, the motion was made and seconded that the Covenants Committee resolution be re-

scinded. The Board **approved** 4-0.

4. **Sports Park:** As noted above, a written report was provided to the Directors and Mr. Mullen provided an oral report on that written report.
5. **Westcreek Playgroup Committee:** Debra Brady provided a verbal report on the Playgroup Committee.

Unfinished Business:

1. **2005 Budget:** After discussion, the motion was made and seconded to accept the 2005 budget. The Board **approved** 3-0.
2. **Lighting Monuments in the Villages of Westcreek:** The CM reported that CPS has provided necessary figures for running necessary wiring to each monument that needs to be lighted. The proposed contractor is checking with Bexar County to see if there are any costs/permits that will be required for trenching across streets that will be required at some of the monuments. Tabled until November meeting.
3. **Establish Directors Liaison With Committees:** Mr. Hoskins explained that he would like for Board members to liaise with the various committees and as a result bring additional understanding of the specific committee to the Board. He requested that he and the CM work together on this issue, and bring something back to the Board at the next meeting.
4. **Acceptance of revised Standards Guide:** This issue was tabled until the November meeting.

New Business:

1. **Request for Variance on Streetlights From DR Horton:** The Board confirmed its position on street lights generally, with specific potential variances on streetlight installation on a case by case basis at some intersections and over cluster mailboxes. The CM will so advise DR Horton in writing.
2. **Policy Resolution (PR) 6 One Year Term:** The resolution was amended to allow a Board candidate to choose to run for less than full term. The motion was made and seconded to accept the change. The Board **approved** 3-0.
3. **Request Donations from Builders:** By general consent, the Board approved asking all builders currently building in the Villages of Westcreek to make a donation to the Association for amenities currently in place and for those planned. The CM will prepare a letter to this effect.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for December 16, 2004 at 6:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert: Input for the January – February 2005 newsletter is due on December 1, 2004.

Adjournment: There being no further items before the Board, the meeting adjourned at 8:25 p.m.

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, December 16, 2004**

The December 16, 2004 Regular Meeting was cancelled due to the holiday season.

Classifieds

DeckTeck... Restores the natural beauty of your deck by first cleaning to remove old stains, mold & mildew. Then we apply a high quality oil-based sealer-www.decktecksa.com. **Bugmobiles** provides no contract, termite & pest control-www.bugmobilesa.com. Call Gary @ 341-0900. Serving SA for over 25 years.

Handy Services: Call me for your electrical, carpentry, plumbing, painting, pressure washing, handy man, or "honey do" needs. Reasonable rates and free estimates. Pressure wash standard size drive, sidewalk and entryway for \$50.00. Ask for Mark at 313-7018 or 679-9770.

Mom's House Cleaning: Free estimates, high quality - low prices. Military & Senior citizen discounts. Call 380-8066 and ask for Glen or Lisa

Moonwalk/Castle rentals: Great for parties or any occasion. Sat: \$65; Sun - Fri: \$45 (Westcreek Special). Price includes all day, delivery, setup & tax. Snowcone machine available. Call Jeff or Leslie @ 317-5333

Need Computer Help? Don't call a nerd - call a Neighbor! Troubleshooting and repair, personal software training, and more. Contact Duane Cottrell at 679-6737. Reasonable rates. Microsoft certified.

Westcreek Special \$30.00. Front & Back: cut, edge and trim. CMG Lawn Care Co. 679-5000.

Yard Sale at Amazing Grace Lutheran Church, 12525 Potranco Rd, San Antonio, Tx, March 19, 8am -2pm to purchase a space to sell your items call 210 673 2626 by March 12th.

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 are \$100 per issue; eighth page ads are \$50 per issue. A 10% discount is available for three issue contracts, and a 20% discount is available for six issue contracts with prepayment. Classified advertisements are \$5.00 for three lines of text; additional lines are \$2.00 each. Ads should be dropped off in the VWOA office or mailed to: Westcreek Times Advertising, 12354 Military Drive West, San Antonio, TX 78253. The deadline for submissions is the 1st 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 (1) 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. **DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

Westcreek Times

Publisher
VWOA

Board of Directors

Editor
VWOA Staff (Interim)

Design and Layout
Mary Kelley

Webmasters
Marc Jacobson
Mike LeJeune

Westcreek Times will be printed six times in 2005. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the May 2005 issue are due **April 1st, 2005**. Items of interest for publication should be submitted to:

VWOA
12354 Military Drive West
San Antonio, TX
78253-6046

PRESORTED STANDARD MAIL
U.S. POSTAGE PAID
SAN ANTONIO, TEXAS
PERMIT NO. 2087

Villages of Westcreek Owners Association
P.O. Box 101076
San Antonio, Texas 78201



Westcreek Times

May/June 2005
Volume 15 Issue 3

www.villagesofwestcreek.com

Capital Campaign for Westcreek Builders

BY DARRYL RICHARDS

In late 2004-early 2005, the Villages of Westcreek Owners' Association Board of Directors chose to take a course of action, the purpose of which was to raise additional funds for the new Community Center and the additional pool on the Phase II land belonging to VWOA, which is located west of Medio Creek.

Each builder who is currently building homes in the Villages of Westcreek would be asked to contribute a set amount for each plat- ted lot that had been surveyed at the time the written request was made of each builder. The reasoning was that while the builders pay assessments now for their lots/constructed homes until they are purchased, the many amenities that are currently in place—the Sports Park, Picnic Pavilion, basketball court, tennis courts, etc.—have been used as marketing tools by the homebuilders, and for which the homebuilders did not contribute.

The Community Manager prepared a letter to each of the builders currently building homes in the Villages of Westcreek in early March, and each member of the Villages of Westcreek Board of Directors signed each letter. We allowed the remainder of March for each builder to reply.

The only builder who responded with the requested amount of the capital donation is DR Horton. As of the publication date of this issue of the **Westcreek Times**, Centex Homes had made some inquiries, but had not made any donation of funds. Classic Century Homes and Armadillo Homes have not responded in any way to the request.

We want to thank DR Horton for its generous contribution. We will continue to work to get the other builders to participate.

VWOA Provides Informational Meeting on Crime Prevention

BY DARRYL RICHARDS

Prompted by the recent home invasion at a residence in one of the new villages, the Villages of Westcreek Owners' Association, Inc. Board of Directors hosted an informational meeting at Galm Elementary School on Wednesday, April 13, 2005, from 7 to 9 pm. The meeting was limited to the residents in the area of the crime because of the continuing influx of construction personnel, tradesmen, and other individuals in the area in which new homes are being built. Approximately 500 letters were hand-delivered by VWOA staff members, and forty-plus residents attended. The purpose of the meeting was to provide new residents with information to prevent crime in such sensitive areas.

Mr. Duane Larkin, president of the VWOA Board of Directors, introduced Mrs. Judy Monger, Assistant Community Manager, Ms. Garrett Doyle, Secretary of the VWOA Board of Directors, Mr. Cornel Hoskins, Vice President of the VWOA Board of Directors, and the Community Manager, Mr. Darryl Richards. After brief opening remarks, Mr. Richards introduced Deputy R.B. Garcia, a Crime Prevention speaker from the Bexar County Sheriff's Department.

Deputy Garcia provided a comprehensive presentation that included sound crime prevention techniques along with illustrative anecdotes, various subjects: home invasion, burglary, and identity theft. After Deputy Garcia's presentation, there was a question and answer session. In response to several queries on the subjects, Mr. Larkin advised the forty-plus attendees that a new survey on streetlights would be available in the July – August 2005 newsletter, and a cost estimate provided on monitoring patrols. Several members at the meeting volunteered for establishing a neighborhood watch, and a number of people took Cellular on Patrol applications.

Mr. Larkin thanked everybody for attending and the meeting was adjourned.

(Editor's Note: For those who took Neighborhood Watch information and Cellular on Patrol applications, please contact the office not later than May 15, 2005 at 679-6617. The staff will make sure that Neighborhood Watch volunteers receive all necessary information, and will consolidate and coordinate all Cellular on Patrol applications with the Bexar County Sheriff's Department)

Inside this Issue...

President's Corner	2
Manager's Minute	3
Bexar County Sheriff's Office Alarm Permit Information	5
Home Security Tips	6
2005 Pool Schedule	8
Board of Directors Meeting Minutes	10
Classifieds	12
Advertising Guidelines	12

President's Corner

BY DUANE LARKIN

I was angered and saddened upon being told of the home invasion that recently occurred in the Villages of Westcreek. As far as I am concerned, and I'm sure that as every law-abiding citizen is concerned, there is no excuse whatsoever that justifies this type of activity. What can be done? (By the way, an arrest has been made in this case.)

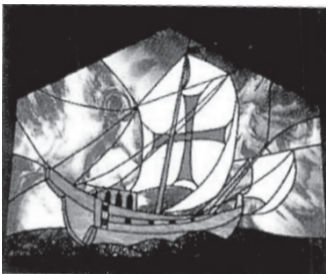
There is no one specific action that guarantees 100% safety. There are, however, programs available to us that can help detect and report - hopefully prevent - activity of this type. COPS (Cellular on Patrol) and Neighborhood Watch are two such programs. These two programs, and others like them, require getting involved. Getting to know neighbors and agreeing to watch over each other's properties is an excellent deterrent.

The Villages of Westcreek has enjoyed/enjoys a reputation for being a safe community in which to live. But, we are not immune to criminal activity, which Judge Andy Mereles, at the general membership meeting in January 2005, advised is on the rise.

Time to get involved? Perhaps so.

Applications and information on Cellular on Patrol and Neighborhood Watch are available at the VWOA Office in the Sports Park.

Amazing Grace Lutheran Church



12525 Potranco Road
San Antonio, Texas
78253
Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Come join us in our little country church atmosphere!!! Meet neighbors and make new friends!!!

Saturday Vespers: 5:30 pm
Sunday Services: 8:30 & 11:00 am
Sunday School: 10 am (for all ages)

Visit our food booth at Cornyval in Helotes on April 28th, 29th, 30th & May 1st. For directions and more information visit:
www.cornyval.com

Villages of Westcreek Owners Association, Inc.

Message Line:

Phone 679-6617; Fax: 679-0040

This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is located in the Sports Park at 12354 Military Drive West, San Antonio, Texas 78253. Office hours are Monday, 9 a.m. to 6 p.m., and Tuesday through Friday, 9 a.m. to 5 p.m. Please contact staff to make an appointment for after hours.

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Board of Directors:

President - Duane Larkin
Vice President - Cornel Hoskins
Secretary - Garret Doyle
Treasurer - Robert Gardner
Member at Large - Danita Anderson-Richards

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Grace Briggs, Administrative Assistant
Derrick Foyle, Standards Coordinator
John Willis, Maintenance Supervisor
Carl Verhagen, Pavilion Attendant

Committees & Chairs:

Architectural Review, Mike Newmyer
Sports Park, Pat Mullen

Assessments:

Quarterly assessments may be mailed directly to: VWOA, P.O. Box 101076, San Antonio, Texas 78201, or paid at the VWOA office.



www.ivorywolf.com

james@ivorywolf.com

(210) 872-1220

**PC Repair – Custom Systems –
Home Networking – Consulting**



Children's • Dentistry

Mark Rogow D.D.S.
Board Certified,
American Board of
Pediatric Dentistry

New Patients Welcome

Accept Most Insurance, Credit Cards, Medicaid
United Concordia (Tricare Dental Program) Provider

Phone: (210) 688-2204

6511 W. Loop 1604 N., Suite 105, San Antonio, TX 78254

Located in Westwood Vista Shopping Center
Corner of Loop 1604 and Culebra, next to Wal-Mart

Manager's Minute

BY DARRYL RICHARDS

The Swimming Season is Upon Us...

...and the pool opens for weekend hours beginning Saturday, May 7, 2005, 12 noon to 8 p.m. Look elsewhere in this newsletter for the full summer pool schedule. .

Photo ID Cards

VWOA has issued over 6,100 photo ID cards since the program was rolled out the first part of March, 2003. Our program of random photo ID checks has been in place since July, 2003. The Board of Directors will review the program for the purpose of expanding coverage as we go into summer and the usage of the park increases as a result of the summer season and the additional homeowners who have purchased homes since last year.

Remember, the ID card is required for any and all uses of the park. You must have the card with you any time you are in the Sports Park. If you are asked for the card by any authorized representatives of VWOA, and do not have it, you will be asked to leave the Sports Park. This program reflects the Association's response to expressed concerns of Westcreek residents about unauthorized persons using the park. More importantly, it is in accordance with the governing documents of the association concerning persons authorized to use VWOA amenities.

Just to recap, we have had some questions about the significance of the decal numbers on the photo ID cards. The number closest to the photo (on the right side of the card) signifies the year; in this instance, the number "5", as in 2005. The number closest to the Westcreek logo (on the left side of the card) is for the quarter. The number "1" affixed in this area signifies payment of the 1st quarter (January, February, March) assessments. The number "2" affixed in this area signifies payment of the 2nd quarter (April, May, June). The number "3" indicates payment for the 3rd quarter (July, August, September). Finally, the number "4" shows that the 4th quarter (October, November, December) assessment has been paid. Obviously, only one number will be affixed in the area designating the quarter for which you have paid. If there is nothing in this area, your card is not valid. Further, if it is July 10, and there is a "2" in the quarter block, your card is outdated and not valid for access to the Sports Park or any of the facilities therein.

If you pay by the quarter and send your assessment to the post office box address, please allow a minimum of seven to ten days before you come to the office to have your ID card validated with the current quarterly decal. Should you desire to make your payment at the office in the Sports Park, you may have your ID card validated immediately on-site. We can arrange after-hours appointments in the morning or evening should you not be able to visit the office during our regular office hours. **In any case, please bring all cards in the possession of you and all family members, so that the proper decal can be affixed to each card.** Another alternative is to send your card(s) along with your payment and include a self-addressed, stamped envelope. Once we update your card(s), we will mail them back to you. **No loose decals will be distributed.** Decals are closely controlled and affixed by office staff.

Finally, remember that if your photo ID card is lost, defaced, mutilated or visibly altered, it will not be accepted as proof of residency, and must be replaced at a cost of \$10.00.

We have lanyards and clips that may be purchased at a nominal fee, and can prepare the ID card so that these items may be used to display the ID card.

Sex Offender's Website

There is a web site to which people can go to find out about sex offenders. Understandably, there is continuing concern this about this issue. The web site address is: www.sexoffender.com. Please take the time to educate yourself, and your children, about this subject.

Message Line, One More Time

Anyone may leave a message for the VWOA Board or Staff members on our Message Line by calling 679-6617.

The VWOA Message Line is available 24/7 for residents to leave messages. All calls to 679-6617 are recorded, reviewed and answered at least daily, except on weekends. Calls received on the weekends are answered on Mondays if such is a normal workday. Consequently, calls placed to the Message Line requiring an answer 'within the hour' or by a certain time cannot be responded to accordingly.

Homeowners' concerns are researched prior to any staff member responding to an inquiry to assure that the most complete information may be provided at the time we reply to the caller. For example, if we receive a request for assessment information, we review the homeowner's account information prior to calling back. Similarly, we have to check availability before advising when the pavilion or pool may be reserved for exclusive use. Should we receive a complaint concerning a property, the nature of the complaint may require a visit by a staff member to the property prior to calling back.

Refurbishing of Monuments/Reporting of Vandalism

We are refurbishing the actual monuments for each village. We have completed those monuments on Military Drive West and are working on the ones on Westcreek Oaks. As a caution, we have had a number of instances of vandalism to fixtures and bulbs on several of the lighted monuments for several villages. Should you see such damage occurring, please call the Bexar County Sheriff at 335-6000.

Westcreek Owners Association
Assessment Coupon
3rd QTR

\$64.25 DUE 7/1/2005

Finance charges applied 8/1/05

Address: _____

MAIL COUPON WITH PAYMENT TO:
VWOA
P.O. BOX 101076
SAN ANTONIO, TX 78201

Homeowners' Association 101

BY DARRYL RICHARDS

Occasionally, the Board of Directors, the Architectural Review Committee, and the staff forget that new residents, and even folks who have lived here awhile, sometimes are totally unfamiliar with mandatory homeowners' associations in general and the Villages of Westcreek Owners' Association in particular. With that in mind, presented in this issue of the *Westcreek Times* is the first in a series of mini-courses on the subject...

What is a deed-restricted community?

Quite simply, property in a deed-restricted community has certain requirements that must be met, in terms of what can and cannot be done to it/on it. Generally, any exterior changes/colors must be provided to an Architectural Review Committee for review/approval before the improvement is made. On the other side of the coin, improvements already made without such approval run the risk of being outside the governing documents, and reversal can be forced.

My family and I are not going to use the amenities, so I do not have to pay "dues." Right?

Wrong. First, the Villages of Westcreek is a **mandatory** homeowners' association. Once you own a home in the Villages of Westcreek, you are a member of the Villages of Westcreek Owners' Association, Inc. (VWOA). Secondly, the fees paid to the Villages of Westcreek Owners' Association are not payments for goods or services, but are a financial obligation to the Association that you agree to when you purchase a home here. And finally, the fees that you pay are assessments, not "dues." The word "dues" implies that there is some choice as to whether or not you pay them. The word "assessment" is much clearer; you have a mandatory financial obligation to the Association.

Nobody told me about the association. My salesman/real estate agent said that the association just made sure that nobody had cars up on blocks in their front yard, and that is all.

This is a recurring complaint from some residents. It relates to "disclosure," which simply means your salesman/real estate agent tells you about VWOA up front. Ideally, the salesman/real estate agent explained the Association to you, and answered any questions, and pointed out that the purpose of VWOA is to protect, preserve, and enhance property values in the neighborhood. However, far too often, we find that salesmen/real estate agents are more intent on making a sale than explaining the Association, what it is and what it does. Disclosure often does not come until you have run into difficulties with the Association, which, we can all agree, is not the best

time to find out that good idea you had for the birdbath in your landscaping is not allowed.

All of us here at the Villages of Westcreek want you to know that we **want** full disclosure. We want everyone moving into the Villages of Westcreek to know the rules from the very beginning. It makes for good neighbors, clarity of understanding, and honest communication. To that end, the Villages of Westcreek has its own website, www.villagesofwestcreek.com, which provides all manner of information about the Villages of Westcreek, as well as the governing documents, including the *Declaration of Covenants, Conditions and Restrictions*, or CCRs, and the Bylaws. You can download the Standards Guide (which provides you information on what you can, and cannot do, to your house) or a *Proposed Improvement Application (PIA)*, the form needed to request an improvement that must be completed and submitted to the Architectural Review Committee (ARC). Such an application must be approved **before you accomplish the improvement**.

Well, when we were closing on the house, we were signing so many papers, and had so much information being given to us that we have not had time to read all the stuff. Why do you not have someone come around and go over it with us?

Unfortunately, VWOA does not have staff hours to dedicate to instructing the many new homeowners we have each month in the intricacies of homeowners' association. After reviewing the material given you, if you do have questions, please contact the Message Line at 679-6617, and you will be contacted. We will make an appointment to go over the information with you.

*...the Villages of
Westcreek is a
mandatory
homeowners
association...*

MISSING CAT

Furry, Male, Blond Tabby
Light Green Eyes, Large Cat at ~12 pounds,
Neutered, Swirls on Body, Striped Tail



Answers to **Tigger** - Friendly, but afraid of kids
Well-kept, Extremely Missed
Last seen mid-February
on Oakcask Street, The Woods Subdivision

\$\$ CASH REWARD \$\$

Any information, please call 679-9173
or 232-2921, anytime

Bexar County Sheriff's Office Alarm Permit Information

REPRINTED WITH PERMISSION

Bexar County Commissioner's Court Order

The Bexar County Commissioner's Court has passed an order adopting Texas Government Code §233.091 pertaining to the regulation of alarm systems.

Effective January 1, 2005, all alarm systems users within the unincorporated areas of Bexar County are required to have a permit issued by the Bexar County Sheriff's Office upon activation of an alarm system, whether or not the system is monitored by an alarm company.

Newly Activated Alarms: Persons operating a newly activated or reactivated alarm system must notify the sheriff's office within 30 days; after commencing operation, of the address of the alarm site, the name and address of the person responsible for the operation of the alarm system, and the names and numbers of two persons the sheriff's office can contact in the absence of the permit holder.

To contact BCSO: M-F, 8:00 am to 4:00 pm call the Alarm Unit at (210) 647-0172. Evenings, Weekends, and Holidays call (210) 335-6000 to leave a message which will be responded to the following business day.

Penalty for Non-Registration of Alarms

It is a violation to operate an alarm system without a valid permit under Texas Government Code §233.096. **CRIMINAL PENALTY.** (a) A person who violates this subchapter, an order of the commissioner's court, or a rule adopted under this subchapter commits an offense. (b) An offense under this section is a Class C misdemeanor. The residence or business owner shall be issued a citation operating an alarm without a valid permit. The penalty for this offense is \$50.00 to \$500.00 plus court cost.

False Alarms

False alarms are a major problem in Bexar County. Surveys show that 98% of ALL alarms are false. This is an inefficient use of officer resources and a waste of county tax dollars. Therefore, the County of Bexar and the Bexar County Sheriff's Office are working closely with alarm companies and alarm users to decrease the problem of False Alarms.

Each alarm user in the unincorporated areas of Bexar County will be notified whenever possible, after each false alarm. In most cases, the officer answering the alarm call will leave a printed notice at the premises.

Penalties for Excessive False Alarms

Excessive false alarms (burglar, panic/robbery or false fire alarms) (more than 5 in a 12 month permit cycle) will be assessed a service fee of \$75.00 for each occurrence. Any outstanding false alarm service fees must be paid before the Alarm Unit can renew an alarm permit.

Alarms Registration and Permits

Alarm Registration Fees are:

Residential Alarm:	\$25.00
Renewal	\$15.00
Commercial Alarm:	\$35.00
Renewal:	\$25.00

All registrations are for one year. Renewal notices are mailed to permit holders 30 days prior to permit expiration date.

Only checks or cash are accepted. No credit cards.

Contact information:

Bexar County Sheriff's Office
Alarm Unit
Sea World Substation
11611 Military Drive West
San Antonio, TX 78251-3505
Phone: (210) 647-0172
Fax: (210) 647-0504
TTY: (210) 335-6000

To obtain an alarm permit:

By mail: You may telephone or write the above address and request a permit application be mailed or faxed to you. Mail the completed form and fee to the Alarm Unit. After application and fee have been processed, a permit with your permit number will be mailed to you.

In person: You may visit the Sea World Substation. Enter at the Human Resources entrance to Sea World, at the second all-way stop on Military Drive east of 1604. The guard at the gate will direct you to the office. Office hours are 8:00 am to 4:00 pm, Monday through Friday, excluding holidays.

On the Internet: Go to <http://www.co.bexar.tx.us/bcsheriff/alarmpermit.htm>

NOTICE: The Bexar County Sheriff's Office will respond to all alarm calls, whether the alarm has a valid permit or not, and whether or not the fees and fines are paid. However, in case of such violations, additional fees and fines may be assessed. If the alarm does not have a permit (through non-registration or through having a permit revoked or expired), the user will be subject to a \$50.00 to \$500.00 fine plus court cost.

Accessing Alarm Information

You may access information concerning the expiration date of your alarm permit and your number of false alarm calls in the current 12 month permit cycle through the Bexar County Sheriff's Office Internet Site: <http://www.co.bexar.tx.us/bcsheriff/alarmpermit.htm>. Access to this information is through your alarm permit number only.

Home Security Tips

Here are six things you can do to make your home more secure...

1. Keep your doors and windows locked!

It sounds obvious, but in nearly half of all home burglaries, intruders enter through an unlocked door. Be sure to keep your doors locked at all times, even while in your home.

2. Keep trees and hedges trimmed.

This simple chore gives intruders fewer places to hide while they break into your home. Don't make it any easier for them; keep your hedges trimmed.

3. Make sure you have ample outdoor lighting on your house.

Thieves generally target homes with poor outdoor lighting. Consider upgrading outdoor light fixtures with devices that have built-in motion detectors which turn on the lights whenever someone walks past. Be sure to replace burned out light bulbs immediately.

4. Do not keep valuables in the bedroom.

Once inside, thieves do exactly what you do when you come home: they head for the bedroom. Thieves know that is where most of us

store our valuables: cash, credit cards, guns, jewelry and prescription drugs. Thieves will also check out "secret" hiding places: underneath the mattress, the freezer, the cookie jar, dresser drawers and closet shelves. Get creative in where you hide your valuables.

5. Get to know your neighbors and watch out for suspicious activity in your neighborhood.

Don't be afraid to ask who someone is if you see them hanging around in your neighborhood; it's better to be safe than sorry, and your neighbors will thank you for it. Join a Neighborhood Watch group if it's available. Start one if necessary.

6. Keep small "luxury" items such as electronic devices locked in a safe or well hidden and make larger items more difficult to steal.

Safes are great places to store small items such as jewelry. Most thieves are not going to be carrying the equipment needed to break into a safe. Invest in a simple table/desk bolt for stereos, computers and VCRs. Thieves are looking to get in and out quickly. If it's too difficult to steal most won't bother.

NORA'S CHILD CARE *Licensed Facility*



Professionally Trained Staff
CPR & First Aid Certified
Now Located Outside 1604
5 Min. from Galm & Ott Elem.
Before & After School Care
Now Enrolling
Summer Camp **645-1011**

Jeff's Fine Woodworks

"Add a unique touch to your Home"

Quality handcrafted furniture built to last!!!

**Shelves-Tables-Stands-Frames
& much more!!!**

Jeffreynagy5@aol.com
210-679-9560 or (937) 360-6841

HAND CAR WASH
WASH ME
CAR SALON

- FULL SERVICE
Automated Hand
Car Wash & Detail Center
- Complete Auto Detail Services
 - Auto Accessories, Gifts, Novelties
 - VIP Passes & Gift Certificates
 - Windshield Repair

*Carpet Shampoo
and
Full Service Wash*

\$34⁹⁵

(most vehicles)

Shampoo two rows of carpets
and four floor mats.
Not valid with other discounts.
Expires 6/30/05.

\$2⁰⁰ OFF

Any Wash Me Full Service
or

\$3⁰⁰ OFF

Any Car Wash Package
Oversized vehicles \$2 extra.
Not valid with other discounts.
Expires 6/30/05

\$16⁹⁵

Oil Change
(most vehicles)

With Purchase of Any Car Wash
or Detail Service.
Install new filter & up to 5 qts.
Service Pro 10W30 oil.
Not valid with other discounts.
Expires 6/30/05.

7225 Culebra Rd.
(2 blocks Outside Loop 410)

Mon - Sat 8am - 6pm; Sun 9am - 5pm

681-WASH (9274)

Barbara sells Westcreek!

Over 300 Westcreek Transactions with "Powerhouse Marketing" and dedicated personal attention. Call or email for info. Quarterly Survey of the Westcreek real estate market also available by e-mail.

Barbara Ridgeway
Realtor®



15503 Babcock Rd # 10
San Antonio, TX 78255
Telephone 210-483-6407 (direct)
E-mail: bridgeway@cbharper.com

Allen's Professional Painting and Repair



Interior and Exterior House Painting
General Repair Work
Free Estimates. Guaranteed Work.

Call Chris Allen -- 679-6257

R & R Mowing

- lawns & hedges
- tree trimming & removal
- pressure washing

*Reasonable
&
Reliable*

"You'll get the R & R, and we'll do the work."

Call Matt Rigby @
(210) 859-0278

Exciting changes are happening at CHBC - and you're invited!
Get details at www.calvaryhillsbaptist.org



New creative staff
members are expanding
our ministries

Curtis L. Wilson
Minister of Music

Roger Smith
Director of
Student Ministries

Sunday, May 22, 6 PM

Nationally acclaimed Christian artist Elizabeth Montgomery will be visiting from Nashville. She sings lots of kids songs, so bring your children. Free Admission.



June 6-10, 9 AM - Noon

Vacation Bible School.

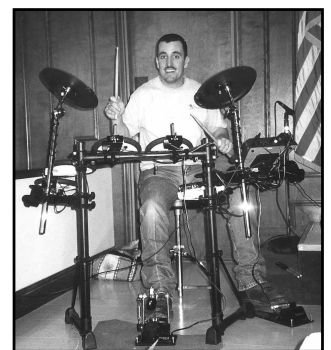
"Kingdom of the Sons:
A Prayer Safari"

Ages 4 years through 6th Grade
Registration starts May 31

Mother's Day
Out Summer
Program

June 14-
Aug. 4
6 weeks thru
4th grade

CALVARY HILLS BAPTIST CHURCH
910 West Loop 1604 North
in your neighborhood on Loop 1604
across from Westcreek Oaks
(210) 681-2446



Every Sunday, 6 PM
Percussion & guitars
accompany the Youth
Choir on Sundays.



2005 Pool Schedule

The swimming pool is for the enjoyment of Westcreek residents in good standing and their guest(s). The following schedule for 2005 is provided for your information.

MAY 2005

Opening Day—Saturday & Sunday, May 7 - 8, 12 noon to 8 pm
 Saturday & Sunday, May 14 - 15, 12 noon to 8 pm
 Saturday & Sunday, May 21 - 22, 12 noon to 8 pm
 Monday, May 23, CLOSED
 Tuesday through Friday, May 24 - 27, 4 pm to 8 pm
 Saturday & Sunday, May 28 - 29, 12 noon to 8 pm
Monday, May 30, Memorial Day, 12 noon to 8 pm
 Tuesday, May 31, CLOSED

JUNE 2005 REGULAR POOL HOURS BEGIN

Wednesday, June 1, 12 noon to 8 pm
 Thursday through Sunday, June 2 - 5, 12 noon to 8 pm
 Monday, June 6, CLOSED for regular swimming. Westcreek Seahorses HOST summer swim meet. Warm-up 4:30 pm.; start 5:30 pm. **Come support the Seahorses!**
 Tuesday through Sunday, June 7 - 12, 12 noon to 8 pm
 Monday, June 13, CLOSED for regular swimming. Westcreek Seahorses HOST summer swim meet. Warm-up 4:30 pm; start 5:30 pm. **Come support the Seahorses!**
 Tuesday through Sunday, June 14 - 19, 12 noon to 8 pm.
 Monday, June 20, CLOSED
 Tuesday through Sunday, June 21 - 26, 12 noon to 8 pm
 Monday, June 27, CLOSED
 Tuesday through Thursday, June 28 - 30, 12 noon to 8 pm

JULY 2005—NEW HOURS

Friday through Monday, July 1 - 4, 2003, 10 am to 8 pm
 Tuesday, July 5, CLOSED
 Wednesday through Sunday, July 6 - 10, 10 am to 8 pm
 Monday, July 11, CLOSED
 Tuesday through Sunday, July 12 - 17, 10 am to 8 pm
 Monday, July 18, CLOSED
 Tuesday through Sunday, July 19 - 24, 10 am to 8 pm

Monday, July 25, CLOSED

Tuesday through Sunday, July 26 - 31, 10 am to 8 pm

AUGUST 2005

Monday, August 1, CLOSED
 Tuesday through Sunday, August 2 - 7, 10 am to 8 pm
 Monday, August 8, CLOSED
 Tuesday through Sunday, August 9 - 14, 10 am to 8 pm
 Monday, August 15, CLOSED
 Tuesday through Sunday, August 16 - 21, 10 am to 8 pm
SHORTENED HOURS OF OPERATION START
 Monday, August 22, CLOSED
 Tuesday through Friday, August 23 - 26, 4pm to 8 pm
 Saturday & Sunday, August 27 - 28, 12 noon to 8 pm
 Monday, August 29, CLOSED
 Tuesday through Wednesday, August 30 - 31, 4 pm to 8 pm

SEPTEMBER 2005

Thursday through Friday, September 1 - 2, 4 pm to 8 pm
 Saturday & Sunday, September 3 - 4, 12 noon to 8 pm
Monday, September 5, 12 noon to 8 pm LABOR DAY
WEEKEND HOURS BEGIN
 Saturday & Sunday, September 10 - 11, 12 noon to 8 pm
 Saturday & Sunday, September 17 - 18, 12 noon to 8 pm
 Saturday and Sunday, September 24 - 25, 12 noon to 8 pm
SEASON ENDS, POOL CLOSED



J & E

Best Control Services

"On Time Professionals for Lawn & Home"

6808 Woodflame, San Antonio, TX 78227
 P.O. Box 761506
 San Antonio, TX 78245-1506

(210) 673-7617

*Mention this ad and first time customers
will receive a 10% discount*

John Ditchie
 Cell: 363-1569

Eddie Hernandez
 Cell: 725-3207

36 YEARS EXPERIENCE • INSURED • STATE CERTIFIED

POTRANCO AUTOMOTIVE, INC.



Complete Auto/R.V. Service & Transmissions

12034 Potranco Rd.
 1 Mile Outside Loop 1604
679-6620

Hours: 7:30 to 6:00 Mon.-Fri.

*Serving Westcreek, Heritage
And Surrounding Neighborhoods*

Service to autos and
 RV's from oil changes to
 complete engine or
 transmission overhaul and
 everything in between.
WE WORK AROUND

Oil & Filter Change

\$16⁹⁹

Expires June 30, 2005

All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 7:00 p.m. in the association office. Homeowners are invited to attend all regular meetings of the Board.

May 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 ARC 5:00 pm	4	5	6	7 VWOA Pool Opens
8	9	10	11	12 Sports Park 6:30 pm	13	14
15	16	17 ARC 5:00 pm	18	19 Board of Directors 6:00pm	20	21 Safety Day 9am - 12
22	23	24	25	26	27	28
29	30 Memorial Day Office CLOSED	31 ARC 5:00 pm				

June 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9 Sports Park 6:30 pm	10	11
12	13	14 ARC 5:00 pm	15	16 Board of Directors 6:00pm	17	18
19	20	21	22	23	24	25
26	27	28 ARC 5:00 pm	29	30		

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, January 6, 2005

Attendees

Board Members – Duane Larkin, presiding; Cornel Hoskins, Benjamin Dunn, and Robert Gardner.

Staff – Darryl Richards, CM; Judy Monger, ACM.

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

Attendees: Pat Mullen, Sports Park Committee Chair.

Residents'/Guests' Forum: No residents attended.

Minutes: The minutes were **approved** as amended 4-0.

Treasurer's and Finance Committee's Report: The reports for November and December were **approved** for filing and audit 4-0.

At 6:08 p.m., by general consent of the Board, the order of business was suspended so that Pat Mullen could give his Sports Park Committee report. Mr. Larkin expressed his concern to Mr. Mullen that there seemed to be a number of vendors selling new merchandise, rather than rummage sale merchandise. He asked Mr. Mullen to screen the vendors to make sure that the spirit and intent of VWOA rummage sales are met. Mr. Mullen completed his report at 6:28 p.m., and normal order of business resumed.

Management Report: The CM reviewed the management report. By general consent, the Board accepted the report.

Committee Reports:

1. ARC and Covenants: The CM advised the Board that with the hiring of a new Standards Coordinator, the staff was in the process of revising procedures in the ARC and Covenants operations. The CM asked Mr. Derrick Foyle, the Standards Coordinator, to update the Board. Mr. Foyle did so.
2. Communications: The CM advised the Board that the January – February 2005 newsletter was mailed on December 28, 2004.
3. Sports Park: As noted above, Mr. Mullen provided a written report and an oral report.
4. Westcreek Playgroup Committee: Nothing to report.

Unfinished Business:

1. Lighting Monuments in the Villages of Westcreek: After discussion, the Board by general consent agreed to begin a phased program to illuminate those monuments requiring lighting in 2005, at the rate of one or two per month.
2. Annual Meeting: The CM brought the Board up to date on the Annual Meeting, and stated that he would keep the Board advised via email if required.

New Business:

1. Acceptance of revised Standards Guide: After discussion, the Board **approved** the revised Standards Guide 4-0.

2. Rescission of AR 21 Westcreek Playgroup Committee: Postponed until the February meeting.

3. (Agenda Addition) Organizational Meeting of New Board After Annual Meeting: The CM recommended that the Organizational Meeting be held immediately after the Annual Meeting. The motion was so made and seconded. The Board **approved** 4-0.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for February 17, 2004 at 6:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert: Input for the March – April 2005 newsletter is due on February 10, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 8:06 p.m.

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, February 17, 2005

Attendees

Board Members – Duane Larkin, presiding; Cornel Hoskins, and Robert Gardner.

Staff – Darryl Richards, CM.

Mr. Larkin called the meeting to order at 6:00 p.m. Ms. Danita Anderson-Richards joined the meeting at 6:05 p.m.

Attendees: Pat Mullen, Sports Park Committee Chair; Sam and Mary Meta, homeowners.

At 6:01 p.m., by general consent of the Board, the order of business was suspended so that Pat Mullen could give his Sports Park Committee report. The CM distributed copies of the minutes of the February 10, 2005, meeting to the Board of Directors. Mr. Mullen completed his report at 6:19 p.m., and the order of business resumed.

Residents'/Guests' Forum: Mr. and Mrs. Meta indicated that they were at the meeting to observe.

Minutes: The Regular Meeting minutes for January 6, 2005, and the Organizational Meeting minutes for January 20, 2005, were **approved** as written 4-0.

Treasurer's and Finance Committee's Report: The January report was **approved** for filing and audit 4-0.

Management Report: The CM reviewed the management report. By general consent, the Board accepted the report.

Committee Reports:

1. ARC and Covenants: The CM advised new procedures were

substantially completed and that both programs were being changed to be less cumbersome, and to provide more information. The CM advised the Board that reports for the 1st Quarter, 2005, would be available at the April meeting.

2. Communications: The CM advised the Board that the March—April 2005 newsletter was at the printers and would be mailed on/about March 1, 2005.
3. Sports Park: As noted above, Mr. Mullen provided a written report and an oral report.
4. Westcreek Playgroup Committee: Nothing to report.

Unfinished Business:

1. Rescission of AR 21 Westcreek Playgroup Committee: The CM provided a written request from the immediate past Chair of the Westcreek Playgroup Committee to rescind the resolution (AR 21, Westcreek Playgroup Committee) that formed the committee. After discussion, the motion was made and seconded to rescind the resolution. The Board **approved** 4-0.

New Business:

1. Additional Telephone Poles In Villages of Westcreek: The CM provided the results of the research done by VWOA's attorney which indicated that a electrical easement had been granted to CPS for such power transmission poles in 1968.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for March 17, 2004 at 6:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert:

Adjournment: There being no further items before the Board, the meeting adjourned at 6:58 p.m.



LILLIE'S LOVE FOR ANIMALS PROFESSIONAL PET CARE



**PET SITTING IN THE COMFORT
AND SAFETY OF YOUR OWN HOME
ALL VARIETY OF ANIMALS**



LUNCH VISITS • PLANT CARE



**LOTS OF LOVE, KISSES, AND HUGS FOR YOUR PETS.
VETERINARIAN RECOMMENDED • REFERENCES
OVER 15 YEARS EXPERIENCE**



BONDED & INSURED



(SEE OUR AD IN THE UPCOMING NEW SBC YELLOW PAGES
IN NOVEMBER.)

679-9142  **394-1353**

Get Ready for the Westcreek Swim Team!

**Team Sign-ups are Starting Now!
Season runs for 9 weeks!**

- First practice in Mid -May
- Four dual meets (schedule TBA)
- Conference Champs are July 5th-7th
- Six & Under Age Group Skills Meet on July 11th
- All Starts Meet on July 16th



**Are you ready for summer?
Do your children ages 5-15 need an activity?
If so, the Westcreek Swim Team wants you!**

The Seahorses Swim Team is under new management and we want you to join! Parents – if you have an interest in joining the committee and registering your children to compete with other neighborhood teams, please contact Denise Martinez at 685-8975 or email vowseahorses@aol.com.

Need a summer job?

Be a gate guard at the Westcreek Pool!

**Call 679-6617 for more information
or stop by the office
to pick up an application**

Classifieds

Butler Painting & Home Services... Need an honest, clean, reliable painter? We are just a phone call away. Specializing in interior/exterior painting, texturing, tape & float, wallpaper removal, pressure washing, and decorative painting. Please call **380-2079** for a free estimate.

DeckTeck... Restores the natural beauty of your deck by first cleaning to remove old stains, mold & mildew. Then we apply a high quality oil-based sealer-www.decktecksa.com. **Bugmobiles** provides no contract, termite & pest control-www.bugmobilesa.com. Call Gary @ 341-0900. Serving SA for over 25 years.

Handy Services: Call me for your electrical, carpentry, plumbing, painting, pressure washing, handy man, or "honey do" needs. Reasonable rates and free estimates. Pressure wash standard size drive, sidewalk and entryway for \$50.00. Ask for Mark at 313-7018.

Mom's House Cleaning: Free estimates, high quality - low prices. Military & Senior citizen discounts. Call 380-8066 and ask for Glen or Lisa.

Moonwalk/Castle rentals: Great for parties or any occasion. Sat: \$65; Sun - Fri: \$45 (Westcreek Special). Price includes all day, delivery, setup & tax. Snowcone machine available. Call Jeff or Leslie @ 317-5333

Need Computer Help? Don't call a nerd - call a Neighbor! Troubleshooting and repair, personal software training, and more. Contact Duane Cottrell at 520-8305. Reasonable rates. Microsoft certified.

Need a Consultant? for Home Interiors and Pampered Chef. Contact Nelly at 269-0908 or nsilva@satx.rr.com. To order -or- book a show. Earn free product.

Need your lawn cut? for only \$20.00. WOW!!! Front and back: cut - trim - edge. Call Joel at 679-0896.

Westcreek Special \$30.00. Front & Back: cut, edge and trim. CMG Lawn Care Co. 679-5000.

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 are \$100 per issue; eighth page ads are \$50 per issue. A 10% discount is available for three issue contracts, and a 20% discount is available for six issue contracts with prepayment. Classified advertisements are \$5.00 for three lines of text; additional lines are \$2.00 each. Ads should be dropped off in the VWOA office or mailed to: Westcreek Times Advertising, 12354 Military Drive West, San Antonio, TX 78253. The deadline for submissions is the 1st 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 (1) 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. **DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

Westcreek Times

Publisher
VWOA
Board of Directors

Editor
VWOA Staff (Interim)

Design and Layout
Mary Kelley

Webmasters
Marc Jacobson
Mike LeJeune

Westcreek Times will be printed six times in 2005. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the July 2005 issue are due **June 1st, 2005**. Items of interest for publication should be submitted to:

VWOA
12354 Military Drive West
San Antonio, TX
78253-6046

PRESORTED STANDARD MAIL
U.S. POSTAGE PAID
SAN ANTONIO, TEXAS
PERMIT NO. 2087

Villages of Westcreek Owners Association
P.O. Box 101076
San Antonio, Texas 78201



Westcreek Times

July/August 2005
Volume 15 Issue 4

www.villagesofwestcreek.com

School Boundary Committee Members Needed

By KAY CAVANAUGH, DEPUTY SUPERINTENDENT FOR ADMINISTRATION
NORTHSIDE INDEPENDENT SCHOOL DISTRICT

The Northside Independent School District continues to experience tremendous growth each year. At present, the projection for new students in 2005/2006 is around 3,000 students which puts the 2005/2006 NISD enrollment at 76,968 students. As NISD continues to grow and open new schools, new attendance boundaries for some NISD students must be set.

To this end, the NISD has a committee comprised of thirty parents from all across the district who assist in making recommendations about boundary changes to the NISD School Board. This committee is called the School Boundary Advisory Committee (SBAC). We need your help in filling some of the vacancies on our committee.

We are looking for willing volunteers who meet the following criteria:

1. has a child who will be attending a Northside school in 2005/2006, and
2. can meet 8 - 10 times next year at night (meetings last between 2 - 4 hours), and,
3. understands the need for boundary changes and can view the "big picture" of the entire district.

*(Editor's Note: If you are interested in submitting your name to serve on this committee, please come by the VWOA Office in the Sports Park to pick up a nomination form **not later than July 8, 2005**. Please be aware that because of the number of nominations, and the limited membership of the committee, that the submission of a nomination is not a guarantee of acceptance to serve on the committee.)*

Inside this Issue...

President's Corner	2
Manager's Minute	3
Did you know.	5
Board of Directors Meeting Minutes	10
Classifieds	12
Advertising Guidelines	12

Installing Streetlights in the Villages of Westcreek

By DARRYL RICHARDS

(Author's note: Thank you to William Shurtz, MBA, Past Treasurer, VWOA Board of Directors with assistance for this article.)

At the safety meeting held at Galm Elementary in April, 2005, the issue of installing streetlights in the Villages of Westcreek was raised.

The attendees were advised that this question had been addressed, to include a survey of residents, in 2002. Nonetheless, Mr. Duane Larkin, President, Villages of Westcreek Owners' Association (VWOA) stated that the issue would be revisited, to include pertinent survey questions.

The VWOA Staff have reviewed previous findings concerning cost estimates for installing streetlights in the existing Villages of Westcreek. The following cost estimates to install and maintain streetlights is based on information from CPS and other sources. The following factors are provided for information:

1. The total costs of installing and maintaining the streetlights will be paid from homeowner assessments.
2. The contract period for streetlights is three years; once the VWOA enters into a contract with CPS, VWOA is obligated for three years.
3. If the VWOA installs streetlights in one neighborhood, it must install streetlights on all streets in all neighborhoods, since all owners will be paying for the streetlight installation and monthly fees.

The following updated table gives estimates of the costs for installing and maintaining streetlights. Please keep in mind that these are only estimates, and that actual costs for installation could be higher. The costs for maintenance are based on quotes from CPS. Factors and data used to create the estimated costs for installing and maintaining streetlights include:

1. CPS offers two lights models for streetlight (the monthly charges do not include installation, i.e., trenching costs):

Continued on page 6

Extended Pool Hours

Effective Friday, July 1, 2005 through Sunday, August 21, 2005, the pool will open at 10am rather than at noon during its normal hours of operation.

President's Corner

BY DUANE LARKIN

School is out. Vacations are in.

By the time this issue of the *Westcreek Times* arrives your address, one-third of the traditional summer vacation time will have slipped by. Whatever your plans and wherever and however you go, please go safely and return safely.

The most significant issue facing the Board of Directors and the Staff at the current time is the new community center/office complex. The complex will occupy 1.6 acres of a 25-acre plot, which is located at the northeast corner of Military Drive West and Grosenbacher Road. It will consist of a community center/business office, a junior Olympic-sized swimming pool, and a "kiddie" pool for little ones. In addition to office space, the community center will have an assembly hall, with a full kitchen, to accommodate large groups (200 - 250) at one time or the assembly hall can be divided to accommodate two smaller groups, either at the same time or separately. The assembly hall will be available for members to book for exclusive use for weddings, reunions, and other social functions as well as VWOA recreational activities. We will also be able to use it for our annual meeting. The project is very ambitious and is badly needed.

The current office space, while functional, is over-crowded and inefficient. Even so, the staff does very well managing and operating the day-to-day business of the community. The office portion within the new community center has been designed and will be built to accommodate current and future needs of our growing community.

Villages of Westcreek Owners Association, Inc.

Message Line:

Phone 679-6617; Fax: 679-0040

This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is located in the Sports Park at 12354 Military Drive West, San Antonio, Texas 78253. Office hours are Monday, 9 a.m. to 6 p.m., and Tuesday through Friday, 9 a.m. to 5 p.m. Please contact staff to make an appointment for after hours.

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Assessments:

Quarterly assessments may be mailed directly to: VWOA, P.O. Box 101076, San Antonio, Texas 78201, or paid at the VWOA office.

Board of Directors:

President - Duane Larkin
Vice President - Cornel Hoskins
Secretary - Garret Doyle
Treasurer - Robert Gardner
Member at Large - Danita Anderson-Richards

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Grace Briggs, Administrative Assistant
Derrick Foyle, Standards Coordinator
John Willis, Maintenance Supervisor
Carl Verhagen, Pavilion Attendant

Committees & Chairs:

Architectural Review, Mike Newmyer
Sports Park, Pat Mullen

To build a community center/office and a new swimming pool has been in the mill for quite some time. My involvement dates back 10 years. Land for the complex was purchased nearly two years ago. The process of obtaining approval from the city, which is required because of utilities provided by CPS and SAWS, proved to be a "challenge." Finally, we now have approval. One more step—getting the money.

Background, design, financial and construction documents were provided to Mr. Bruce Reed of Castroville Bank on Thursday, May 26, 2005. He will use the documents to obtain an appraisal and loan value. Mr. Reed indicated a decision by late-June 2005.

Westwood Children's Dentistry

Mark Rogow D.D.S.
Board Certified,
American Board of
Pediatric Dentistry

New Patients Welcome

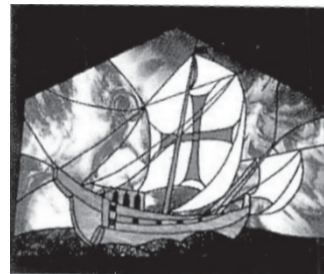
Accept Most Insurance, Credit Cards, Medicaid
United Concordia (Tricare Dental Program) Provider

Phone: (210) 688-2204

6511 W. Loop 1604 N., Suite 105, San Antonio, TX 78254

Located in Westwood Vista Shopping Center
Corner of Loop 1604 and Culebra, next to Wal-Mart

Amazing Grace Lutheran Church



**12525 Potranco Road
San Antonio, Texas
78253
Phone (210) 679-7800**

**Dr. Edward J. Kern
Pastor**

Come join us in our little country church atmosphere!!! Meet neighbors and make new friends!!!

Saturday Vespers: 5:30 pm

Sunday Services: 8:30 & 11:00 am

Sunday School: 10 am (summer - adults only)

July 3rd - One service - 10 am

"Red, White and Blue" - Outdoors
Dress cool and comfortably.

August 21st 10 am - Sunday School Rally Day

August 28th 10 am - Sunday School starts

Manager's Minute

BY DARRYL RICHARDS

Park Protocol

Recently, an exclusive usage Pavilion booking turned ugly. The party did not leave at the time at which they stated they would, and in fact stayed past the Sports Park closing time; the person who booked the event left at the park closing time. The amplified music was inappropriately loud and filled with obscenities. The person using the microphone was inordinately fond of the "F" word and used it with depressing regularity. Does this sound prudish? It's not. The park closes at 10 pm, and if you booked the event, the guests are your responsibility. The music should not disturb neighbors two blocks away. Profanity is prohibited in the Sports Park; it is a family venue. Please keep that in mind if you choose to book the Picnic Pavilion. And just a thought: are the sounds and the levels of those sounds coming from your social event something that you would not mind if it were someone else's party?

It is the Fourth of July 2005...

...and please keep in mind that fireworks are **prohibited** in the Sports Park. Please be careful, and have a safe and happy Fourth of July...



Office Open on Saturday, June 25, 2005

We hope everyone took advantage of the Saturday opening of the office (10 am to 2 pm) on June 25, 2005 to update your card, so that you could take advantage of the Fourth of July holiday.

And, Speaking of Your ID Card, Just Some Reminders

- *If you pay by the quarter and send your check to the post office box address, **please allow a minimum of seven to ten days before you come to the office** to have your ID card validated with the current quarterly decal.*
- Should you desire to make your payment at the office in the Sports Park, you may have all of the cards in your family's possession validated immediately on-site at the time of payment. *Keep in mind that any person in your household who has a VWOA photo ID card may bring all the cards to be updated. In other words, a parent does not have to bring all the cards for updating; anyone with a card may perform this task.*
- Or, you may send your cards to the office, include a self-addressed, stamped envelope, and your cards will be updated (after verification that your assessment payment has been received) and returned to you. The address to which you should send your card(s) are:

VWOA
12354 Military Drive West
San Antonio, TX 78253

- **No loose stickers will be distributed.** These items are closely controlled and must be affixed to the ID card by office staff.
- **Payment for the full year:** Payment for the full year is also an option, should you choose to do so. If this option is chosen,

your card will be updated through December 31, 2004.

- Remember, if your photo ID card is lost, defaced, mutilated or visibly altered, it will not be accepted as proof of residency, and must be replaced at a cost of \$10.00.
- We have ID card lanyards and clips that may be purchased at \$1.50 and \$.50 respectively.

Serious Business

I have put this in previous columns, and because this is such a matter of concern, I have made this a permanent part of this column. There is a web site to which people can go to find out about sex offenders. The web site address is: www.sexoffender.com. Please take the time to educate yourself, and your children, about this subject.

After Hours Appointments

Keep in mind that if you cannot make it into the office during our office hours of 9 am to 6 pm on Monday, or 9 am to 5 pm, Tuesday through Friday, we will be happy to set any reasonable after hours appointment, either in the morning or the afternoon. Just call the Message Line at 679-6617 a day ahead and leave a message about an after-hours appointment. You will be called to verify the appointment. The Message Line is available 24/7 for residents to leave messages. All calls to 679-6617 are recorded, reviewed and answered at least daily, except on weekends.

Monument Lights

We have had a number of instances of vandalism to fixtures and bulbs on several of the lighted monuments for several villages. Should you see such damage occurring, please call the Bexar County Sheriff at 335-6000.

Monitoring of the Sports Park

We intend to expand monitoring coverage for the Sports Park this summer, and will continue to use off-duty Bexar County Sheriff's Deputies. Historically, since the program has been in place, approximately 1 out of every 3 persons checked has been asked to leave the park. Reasons ranged from not having a valid ID card to not being a resident of the Villages of Westcreek.

Westcreek Owners Association Assessment Coupon 3rd QTR

\$64.25 DUE 7/1/2005

Finance charges applied 8/1/05

Address: _____

MAIL COUPON WITH PAYMENT TO:
VWOA
P.O. BOX 101076
SAN ANTONIO, TX 78201

Homeowners' Association 101

BY DARRYL RICHARDS

Sometimes the Board of Directors, the Architectural Review Committee, and the staff forget that new residents, and even folks who have lived here awhile, sometimes are totally unfamiliar with mandatory homeowners' associations in general and the Villages of Westcreek Owners' Association in particular, as well as other questions pertaining to VWOA. This is the second in a series on the subject...

Why did the Villages of Westcreek Owners' Association let that commercial firm build a mini-shopping center at the entrance to the subdivision on Military Drive West?

The Villages of Westcreek Owners' Association did not "let" anyone build anything. Quite simply, that property on which the commercial enterprise is located is not the Villages of Westcreek Owners' Association property. While we did go to the City of San Antonio Zoning Commission and object to the construction in the area because of what was viewed as unacceptable traffic flow and potential congestion in the area, VWOA was overruled, and the construction began.

What does San Antonio have to do with it? We are outside the city, right?

That portion of the property (north of Military Drive West) on which the construction is taking place is within the city limits of San Antonio. The property on the other side of the street (south of Military Drive West) is in Bexar County. Consequently, in this instance, San Antonio calls the shots.

How come the construction company cut off part of the clock tower island? Can they do that? And what about the trees that are gone from where the turn lane was cut? And how about the island that the clock tower sits on?

The 1604 project has been on the drawing board for several years. In the late 1990's, the Texas Department of Transportation (TxDOT) bought the land that was removed, and only now with the beginning of the 1604 project has TxDOT made the alteration to the clock tower

island. All the damages caused by the construction will be repaired ("remediated") before the contractor leaves.

The other day, I got a notice about my pathway of stones that go from my driveway to my side gate in my fence. My next door neighbor has done a whole bunch of things to his house and I have never seen him get any notices at all. Why is that? Are you picking on me?

Odds are, your neighbor has already applied to the Architectural Review Committee (ARC) for the improvements that you noticed, and has received written permission to make those improvements. If that is not the case, the odds are good that your neighbor will soon receive a visit from a VWOA Standards Compliance Monitor, who will leave your neighbor a notice if he or she is unable to talk to your neighbor personally. We make every effort to assure due process in the enforcement process.

Do you mean that this association pays people to go out and tell owners about their lawns that need to be mowed and about what they have done and cannot do to their house?

Yes. The VWOA *Declaration of Covenants, Conditions and Restrictions* specifies that assessments will be used to enforce the VWOA covenants, conditions, and restrictions. Believe it or not, the protection of your property values is what drives this particular train. We want your property values to increase, as well as those of your neighbor.

R & R Mowing

- lawns & hedges
- tree trimming & removal
- pressure washing

Reasonable
&
Reliable



"You'll get the R & R, and we'll do the work."

Call Matt Rigby @
(210) 859-0278



FULL SERVICE
Automated Hand
Car Wash & Detail Center

- Complete Auto Detail Services
- Auto Accessories, Gifts, Novelties
- VIP Passes & Gift Certificates
- Windshield Repair

Summer is Here!
Sun X Wax Protectant
\$39⁹⁵

(most vehicles)

UV Protection Helps Protect Paint
From Sun Damage. Guards Against
Other Environmental Elements.
Great Shine & Protection
Not valid with other discounts.
Expires 8/31/05.

\$2⁰⁰ OFF

Any Wash Me Full Service
or

\$3⁰⁰ OFF

Any Car Wash Package
Oversized vehicles \$2 extra.
Not valid with other discounts.
Expires 8/31/05

\$16⁹⁵

Oil Change
(most vehicles)

With Purchase of Any Car Wash
or Detail Service.
Install new filter & up to 5 qts.
Service Pro 10W30 oil.
Not valid with other discounts.
Expires 8/31/05.

7225 Culebra Rd.

(2 blocks Outside Loop 410)

Mon - Sat 8am - 6pm; Sun 9am - 5pm

681-WASH (9274)

Come "Celebrate the Summer" with us....



-Church Service in WestCreek Sports Park every Sunday at 9:30 am June 4-August 20.-



**Join Club VBS...
It's a blast!**

**July 10-August 7
9:30-11:30 am**

Join us each Sunday for an hour long **Beach Blast**. This VBS is guaranteed to be a fun and exciting time where kids can learn just how faithful God can be. So, grab a towel and slip into your flip-flops and come on down to the West Creek Sports Park starting every Sunday from July 10-August 7. And, remember, **Club VBS...it's a blast!** Call 445-0522 for more information.



Foundation Student Ministry

Our ministry exists to expose students to a growing relationship in Christ by connecting them with believers to honor and serve God.

Teenagers, tired of spending those summer weekends with nothing to do? Well, come on down to the West Creek Sports Park! Learn how God can work wonders in your life in the comfort of your neighborhood and in the arms length of your best friends. The **Foundation Student Ministry** meets every Sunday morning from 9:30-11:30 am. Come on down, bring a friend, grab a cup of coffee and some bagels, sit underneath an oak tree and listen to the word of God. Need some more information, call Andy or Susan Scott at 680-0837.

Did you know. . .

By JUDY MONGER

- Dumping trash, Christmas trees, and/or any item on another persons' property is illegal and can be a felony. Please dispose of your trash properly.
- * Donald Duck comics were banned from Finland because he doesn't wear pants.
- * That it is illegal to park perpendicular (nose in) in a cul-de-sac because emergency vehicles cannot turn around, also school buses. You can be ticketed.
- * Money is not made out of paper, it's made out of cotton.
- Your assessment is due on July 1st and is late/delinquent on July 2nd.
- * Ketchup was sold in the 1830s as medicine.
- The VWOA office is open until 6:00 pm every Monday night (except holidays).
- You need 3-5 or 4-5 (stickers) on your VWOA ID card to use any VWOA amenity.
- * 40% of McDonald's profits come from the sales of Happy Meals.
- You can download our forms from our website – www.villagesofwestcreek.com.
- The walking/jogging track at the Sports Park is 1691 feet (approx. 1/3 mile) long.
- * There are no words in the dictionary that rhyme with: orange, purple or silver.
- A Proposed Improvement Application (PIA) should be submitted to the Architectural Review Committee before you do anything to the outside of your home that will change the appearance.
- * Most lipstick contains fish scales. Eeww!!
- The Villages of Westcreek currently has just over 2500 homes.
- Gordon Hartman plans to start developing in the Villages of Westcreek in August 2005.
- * Lions sleep 17 hours a day.
- It is illegal to let your dog/cat run loose or to abandon an animal. The leash law says that your pet has to be on a leash when not on your property.
- It is RUDE to let your **pet** use your neighbor's flowerbed or yard as a **potty**.
- **Please leash and pickup after your pets.**
- * Humans and elephants are the only species that can be taught to stand on their heads.

Items with an asterisk () are reprinted with permission from Uncle John's Supremely Satisfying Bathroom Reader, 2001. The web site is www.bathroomreader.com*



Have a Happy and Safe Fourth of July!!

**Please remember
FIREWORKS ARE PROHIBITED
in the Sports Park**

Continued from page 1

- a. 100 Watt at a cost of \$18.95 per month per streetlight
- b. 250 Watt at a cost of \$24.55 per month per streetlight
2. Cost to install a streetlight is based on a per foot charge to trench and run electrical wiring. At the present time, this cost is six and one half cents per linear foot (\$0.065 per linear foot).
3. We have estimated "Average trenching distance (linear feet)" at 100 feet for each light.
4. The total number of feet in streets within the existing subdivisions of VWOA is 124,804 feet.
5. We have estimated the "Average distance between lights in feet" beginning at 100-feet, and increasing in increments of 25 feet to a 200-foot maximum.
6. Estimates are for existing subdivisions only – any growth in the community will require the installation of additional lights and increase the monthly maintenance costs.
7. Estimate is for the three-year contract minimum.

From this data, we determined the following estimates:

1. Installation charge per streetlight
2. Approximate number of streetlights
3. Total cost to install the streetlights
4. First month total costs, includes installation and one month maintenance cost
5. Total costs for first, second, and third years
6. Total cost of a three year contract
7. Annual cost per improved lot (home) by year

Please see Table 1 on the facing page for estimates of cost data.

To each homeowner, installation of streetlights in the VWOA will cost an average of approximately \$115 per year. The funding will come from the homeowners.

The recently adopted 2005 budget—including the long-term projects underway to address the increased demands on all amenities included in the Sports Park—does not include funding for a community-wide streetlight project. Therefore, if a streetlight project is undertaken in the near future, a special assessment for the project will be required. Otherwise, such a project could be placed in the project queue to be included in a future budget.

As you can see, the installation of streetlights in the existing subdi-

Recreational Director Position Available

VWOA is looking for a part-time recreational director. This position, while limited at the present time, may develop into a full time position in the future. Please stop by the VWOA office for an application.

visions of the Villages of Westcreek could range between \$433,819 to \$1,111,130 depending upon the factors shown in the table. Finally, be aware that the information presented in this article does not address the changes that streetlights will bring to the aesthetic value of the community, and the corresponding potential for light "pollution."

In addition, as previously noted, the costs associated with a streetlight project will result in an increase in owner assessments, both in terms of a special assessment, and an increase in the yearly regular assessment. Your opinion on this topic will be of significant value to the Board of Directors as they evaluate this issue.

With this said, please call the Message Line at 679-6171, or email the Board of Directors board@villagesofwestcreek; or send a letter to the Community Manager and Staff with your answer to these questions:

1. Should the VWOA undertake a streetlight project?
2. Would you be willing to pay a special assessment and increase the annual assessment for a streetlight project?

Please address all correspondence to:

VWOA
ATTN: Streetlights
12354 Military Drive West
San Antonio, TX 78253

Grant Community A.M.E. Christian Center
7667 Potranco Road @ Micron
San Antonio, TX 78251
Rev. Dr. Richard L. Sayles, Pastor

INVITES YOU TO
JOIN US FOR:

WORSHIP SERVICES
SUNDAYS AT 11:00 AM

SUNDAY SCHOOL
AT 9:30 AM

BIBLE STUDY
WEDNESDAYS
AT 6:00 PM

Come Help Us Grow!

LOOKING FOR PERSONS TO JOIN OUR
YOUTH & ADULT MUSICAL STAFF
OR
ANY OTHER MINISTRY YOU DESIRE

In conjunction with the Parks and Recreation Dept., we are offering
Free Lunch June 6 – July 29, Mon – Fri, 11:00 A.M. – 12:30 P.M.
through the Summer Nutrition program for persons 18 and younger

For more information, call 520-2797

Table 1: Cost estimates for installation and maintenance of street lights

Light wattage	Installation charge (limited to trenching cost per foot)	Average trenching distance (feet)	Installation charge (per light)	Total street length in feet	Average distance between lights in feet	Approx. number of lights	Installation charge (trenching for all lights)	Cost per light per month (monthly rate)	Cost of lights for first month (installation & monthly rate)
100	\$0.065	100	\$6.50	124,804	100	1248	\$8,112	\$18.95	\$31,763
250	\$0.065	100	\$6.50	124,804	100	1248	\$8,112	\$24.55	\$38,752
100	\$0.065	125	\$8.13	124,804	125	998	\$8,112	\$18.95	\$27,033
250	\$0.065	125	\$8.13	124,804	125	998	\$8,112	\$24.55	\$32,624
100	\$0.065	150	\$9.75	124,804	150	832	\$8,112	\$18.95	\$23,879
250	\$0.065	150	\$9.75	124,804	150	832	\$8,112	\$24.55	\$28,539
100	\$0.065	175	\$11.38	124,804	175	713	\$8,112	\$18.95	\$21,627
250	\$0.065	175	\$11.38	124,804	175	713	\$8,112	\$24.55	\$25,620
100	\$0.065	200	\$13.00	124,804	200	624	\$8,112	\$18.95	\$19,937
250	\$0.065	200	\$13.00	124,804	200	624	\$8,112	\$24.55	\$23,432
Light wattage	Cost of lights for first year (installation & monthly rate)	Percentage of annual assessment (approx. \$642,500 for 2005)	Cost per Home (for first year -- based on 2500 homes)	Cost of lights for 2nd year (monthly rate)	Cost per Home (for second year -- based on 2500 homes)	Cost of lights for 3rd year (monthly rate)	Cost per Home (for third year -- based on 2500 homes)	Cost of lights for minimum contract period (36 months)	
100	\$291,917	45%	\$116.77	\$283,804	\$113.52	\$283,804	\$113.52	\$859,525	
250	\$375,785	58%	\$150.31	\$367,673	\$147.07	\$367,673	\$147.07	\$1,111,130	
100	\$235,156	37%	\$94.06	\$227,043	\$90.82	\$227,043	\$90.82	\$689,243	
250	\$302,250	47%	\$120.90	\$294,138	\$117.66	\$294,138	\$117.66	\$890,526	
100	\$197,315	31%	\$78.93	\$189,203	\$75.68	\$189,203	\$75.68	\$575,721	
250	\$253,227	39%	\$101.29	\$245,115	\$98.05	\$245,115	\$98.05	\$743,457	
100	\$170,286	27%	\$68.11	\$162,174	\$64.87	\$162,174	\$64.87	\$494,634	
250	\$218,211	34%	\$87.28	\$210,099	\$84.04	\$210,099	\$84.04	\$638,408	
100	\$150,014	23%	\$60.01	\$141,902	\$56.76	\$141,902	\$56.76	\$433,819	
250	\$191,949	30%	\$76.78	\$183,836	\$73.53	\$183,836	\$73.53	\$559,621	

Allen's Professional Painting and Repair



Interior and Exterior House Painting
General Repair Work
Free Estimates. Guaranteed Work.
Call Chris Allen -- 679-6257


Buying, Selling, Relocating

FREE Market Analysis

Call Westcreek Resident

Janie Munoz

REALTOR®

 **RE/MAX North-San Antonio**
210.286.4358 210.523.7600
email: janiemunoz@remax.net

Barbara sells Westcreek!

Over 300 Westcreek Transactions with "Powerhouse Marketing" and dedicated personal attention. Call or email for info. Quarterly Survey of the Westcreek real estate market also available by e-mail.

Barbara Ridgeway
Realtor®



D'ANN HARPER,
REALTORS

Each Office is Independently Owned And Operated.



15503 Babcock Rd # 10
San Antonio, TX 78255
Telephone 210-483-6407 (direct)
E-mail: bridgeway@cbharper.com



J & E

Pest Control Services

"On Time Professionals for Lawn & Home"

6808 Woodflame, San Antonio, TX 78227
P.O. Box 761506
San Antonio, TX 78245-1506

(210) 673-7617

*Mention this ad and first time customers
will receive a 10% discount*

John Ritchie
Cell: 363-1569

Eddie Hernandez
Cell: 725-3207

36 YEARS EXPERIENCE * INSURED * STATE CERTIFIED

Summer Pool Hours

Effective Friday, July 1, 2005 through Sunday, August 21, 2005, pool normal hours of operation will be Tuesday through Sunday 10:00 am to 8:00 pm. Generally, except for holidays, the pool will be closed on Mondays for cleaning. Please check the website or go by the office to get a copy of the complete schedule.



**Complete Auto/R.V. Service
& Transmissions**

12034 Potranco Rd.
1 Mile Outside Loop 1604

679-6620

Hours: 7:30 to 6:00 Mon.-Fri.

*Serving Westcreek, Heritage
And Surrounding Neighborhoods*

Service to autos and
RV's from oil changes to
complete engine or
transmission overhaul and
everything in between.

WE WORK AROUND

Oil & Filter Change \$16⁹⁹

Expires August 31, 2005

All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 6:00 p.m. in the association office. Homeowners are invited to attend all regular meetings of the Board.

July 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 <i>Independence Day</i> Office CLOSED <i>Pool Open</i>	5 ARC 5:00 pm <i>Pool Closed</i>	6	7	8	9
10	11	12	13	14 Sports Park 6:30 pm	15	16
17	18	19 ARC 5:00 pm	20	21 Board of Directors 6:00 pm	22	23
24	25	26	27	28	29	30
31						

August 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 ARC 5:00 pm	3	4	5	6
7	8	9	10	11 Sports Park 6:30 pm	12	13
14	15	16 ARC 5:00 pm	17	18 Board of Directors 6:00pm	19	20
21	22	23	24	25	26	27
28	29	30 ARC 5:00 pm	31			

Board of Directors Meeting Minutes

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, March 17, 2005**

Attendees

Board Members: Duane Larkin, presiding; Cornel Hoskins, Garrett Doyle, and Robert Gardner.

Staff: Darryl Richards, CM.

Attendees: George Tamez, Supervisor, Overhead Distribution Engineering; Roland Hinojosa, CPS Supervisor Utility Coordination Section, Gas and Electric. Pat Mullen, Sports Park Committee Chair; arrived at 6:28 p.m. Paulette Sather and Paul Sather, her son, arrived at approximately 6:40 p.m.

Mr. Larkin called the meeting to order at 6:04 p.m.

The order of business was suspended in order to allow the CPS representatives to explain the reasons that the overhead power lines were installed on Military Drive West. Several members of the Board expressed frustration that CPS made no efforts to advise VWOA of the proposed line before it was installed, as well as with the speed with which the poles/lines were installed.

Mr. Tamez and Mr. Hinojosa acknowledged that CPS did not contact VWOA prior to beginning the project. Mr. Tamez related that the project was undertaken because the CPS normal usage factor of 75% was running at 80 – 85% and outages had doubled. While the project was initially to be completed in September 2004, the hurricanes in Florida delayed the project until recently. Asked why overhead lines were used, Mr. Hinojosa responded that overhead lines were the most cost-effective, and emphasized that CPS customers paid less for electricity than almost any other locality nationwide as a result of such prudence. After further discussion, Mr. Hinojosa indicated that there were “set-aside funds” that could be requested from Bexar County for the purpose of removing the power poles and rerouting the power lines underground. Mr. Larkin said that he would make the rerouting request to the county. After assuring the Board that CPS would endeavor to be more “customer-friendly” in the future, and advising that Mr. Milton Randle would be the POC for future contacts with CPS, Mr. Tamez and Mr. Hinojosa departed.

The order of business remained suspended while Pat Mullen gave his report and updated the Board on the rummage sale, Easter Egg hunt festivities and the 2005 Pool Rules. Mr. Mullen advised the Board that Scott Sherrill, a resident, wanted to make a presentation on building a skate park for skateboarders. He asked if the resident could be put on the April 21, 2005 agenda. The Board concurred. After his report, Mr. Mullen left. At 7:05 p.m., the order of business resumed.

Residents'/Guests' Forum: Paul Sather, a member of the Boy Scouts of America, told the Board that he was working on a merit badge to do with Community and asked for a copy of the 2005 VWOA budget. The CM advised that he would mail a copy to Paul.

Minutes: The Regular Meeting minutes for February 17, 2005 were **approved** as written 4-0.

Treasurer's and Finance Committee's Report: The February report was **approved** for filing and audit 4-0.

Management Report: The CM reviewed the management report. By general consent, the Board accepted the report.

Committee Reports:

1. **ARC and Covenants:** The CM reiterated that after the quarterly report in April, the Standards Coordinator would provide monthly reports.
2. **Communications:** The CM advised the Board that the deadline or input for May—June 2005 newsletter is due NLT April 10, 2005.
3. **Sports Park:** As noted above, Mr. Mullen provided a written report and an oral report.

Unfinished Business:

1. **Additional Telephone Poles In Villages of Westcreek:** The presentation by CPS covered the subject, and no further discussion ensued.

New Business:

1. **Accepting Credit Cards for Assessments:** The documentation on this subject was handed out at the February meeting. Discussion ensued. The CM emphasized that VWOA governing documents did not allow for the processing fees to be deducted from the assessment amount, and that such fees would be in addition to the actual amount of the assessment. The CM advised that the credit card program would be part of the accounting system that VWOA currently uses, thereby simplifying adding the service. After further discussion, the motion was made and seconded to take credit cards for payments of assessments. The Board **approved** 4-0.
2. **Install Gate at Tot Lot:** Mr. Mullen, the Sports Park Committee Chair, during his report, asked that a gate be added to the opening of the Tot Lot fence. He cited the ability of small children to dart out of the tot lot into the entrance driveway into the Sports Park. He cited this as a potential liability problem.
After discussion, the Board agreed. The CM provided an estimated cost. The motion was made and seconded to have a wrought iron gate added to the fence. The Board **approved** 4-0.
3. **2005 Pool Rules:** After some discussion, the Board agreed that residents 12 years old with a valid VWOA ID card would **not** be allowed any guests. In addition, discussion ensued as to the course the Gate Guards should take if children too young to have an ID card were left at the swimming pool by their sponsor. The pool rules were tabled until the April meeting.
4. **AR 26, Code of Conduct for Villages of Westcreek Owners' Association Board of Directors:** After discussion, the motion was made and seconded to accept the Code of Conduct for board members recommended by the Community Associations Institute, Inc. The Board **approved** 4-0.

New Business Agenda Items Added at the Meeting:

5. Dissemination of the 2004 Standards Guide: The CM reported that the 2004 Standards Guide has been delivered to 80% of the residents of the Villages of Westcreek.
6. TLAC Support: After a brief presentation of the purpose of the Texas Legislative Action Committee by the CM, and discussion by the Board Members, the motion was made and seconded to provide support to TLAC during the 2005 legislative session to defeat harmful and predatory legislation concerning homeowners' associations. The Board **approved** 4-0.
7. Use of the Villages of Westcreek Swimming Pool by the Geronimo Village Volunteer Fire Department (GVVFD): The CM passed along a request from the GVVFD to use the pool for water rescue training. After discussion, the motion was made and seconded to allow GVVFD to use the pool. The Board **approved** 4-0. The CM will set up the actual date and time of the training.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for April 21, 2005 at 6:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert: Mr. Hoskins asked that the new requirement to have a home alarm system permit from the Bexar County Sheriff's Department be publicized in the May – June 2005 newsletter.

Adjournment: There being no further items before the Board, the meeting adjourned at 8:25 p.m.

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, April 21, 2005**

Attendees

Board Members: Cornel Hoskins, presiding; Garrett Doyle, Robert Gardner, and Danita Anderson-Richards.

Staff: Darryl Richards, CM.

Attendee(s): Pat Mullen, Sports Park Chair.

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

The suspension of the order of business indicated on the agenda for the purpose of a resident presentation was not used due to cancellation by the resident. The suspension of the order of business remained in force for Mr. Pat Mullen, Sports Park Chair, for his verbal report on the Sports Park Committee. Mr. Mullen reported on the Easter Egg Hunt, the most recent Rummage Sale, and Safety Day. He passed along a request from the Seahorses swim team concerning some needed items. In response to a question from Mr. Mullen, the consensus of the Board was that Mr. Mullen and his committee had the authority to spend funds allocated in the budget. Mr. Mullen completed his report and departed.

At 6:56 p.m., the order of business resumed.

Residents'/Guests' Forum: There were no residents/guests attending.

Minutes: The Regular Meeting minutes for March 17, 2005 were **approved** as written 4-0.

Treasurer's and Finance Committee's Report: The February report was **approved** for filing and audit 4-0.

Management Report: The CM reviewed the management report. By general consent, the Board accepted the report.

Committee Reports:

1. ARC and Covenants: The Standards Coordinator, Mr. Derrick Foyle, provided a review for the Board on the revamped reporting documentation. The Board asked that the quarterly reporting on ARC and Covenants issues be maintained.
2. Sports Park: As noted previously, Mr. Mullen provided a written report and an oral report.

Unfinished Business:

1. Accepting Credit Cards for Assessments: Due to logistical and expense considerations, the CM recommended that the implementation of the credit card program be done at the time that the new Community Center was finished. After discussion, the recommendation was accepted by general consensus of the Board of Directors.
2. 2005 Pool Rules: The CM presented the 2005 Pool Rules with the changes recommended by the Board of Directors at the March 17, 2005 meeting. After discussion, the motion was made and seconded to accept the 2005 Pool Rules as presented. The Board **approved** 4-0.

New Business:

1. Request to County Commissioner for "Set Aside" Funds: The CM provided each member of the Board of Directors a copy of the letter that he had sent to County Commissioner Sergio Rodriguez asking for funds to remove the power poles coming into the Villages of Westcreek on Military Drive West, and to put the power lines underground. The CM advised the Board of Directors that he had received no response and would prepare a follow up letter on Friday, April 22, 2005.
2. Thank You Letter to Deputy R. B. Garcia: The CM provided each member of the Board of Directors a copy of the letter that he had sent to Deputy R. B. Garcia thanking him for the presentation he had made at the Informational Meeting for Wynwood and Vista residents on Wednesday, April 13, 2005.

The Next Meeting: The CM advised the next Regular Board Meeting is scheduled for May 19, 2005 at 6:00 p.m.

ACTION Items—Communication Items for Newsletter/WC Alert: The CM advised the Board that the deadline for input for July—August, 2005, newsletter is due NLT June 1, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:48 p.m.

Classifieds

DeckTeck... Restores the natural beauty of your deck by first cleaning to remove old stains, mold & mildew. Then we apply a high quality oil-based sealer-www.decktecksa.com. **Bugmobiles** provides no contract, termite & pest control-www.bugmobilesa.com. Call Gary @ 341-0900. Serving SA for over 25 years.

Don't have time to mow your lawn? Only \$20.00 WOW!!! Front & back: cut, trim, edge, clean up. Call Joel @679-0896. Dependable and affordable. Pressure washing: walkway, driveway, sidewalk. Only \$40.00.

Handy Services: Call me for your electrical, carpentry, plumbing, painting, pressure washing, handy man, or "honey do" needs. Reasonable rates and free estimates. Pressure wash standard size drive, sidewalk and entryway for \$50.00. Ask for Mark at 313-7018.

Mom's House Cleaning: Free estimates, high quality - low prices. Military & Senior citizen discounts. Call 380-8066 and ask for Glen or Lisa.

Moonwalk/Castle Rental: "Where fun is just a bounce away". VOWC special \$60. Free delivery, set-up, pick-up. Sno-cone rental \$45. Call Paula or Marjie 317-5333 or 268-7576. Absolutebounce.com. Kids can't resist them at parties.

Moonwalk Rentals: Jumps R Fun "Your Neighborhood Moonwalk Rentals." Licensed Spiderman, Disney Princess and Castles available. Call us at 679-7778. Westcreek Residents receive \$10 off! JumpsRFun.com

Westcreek Riding Academy: Basic Principles of Horsemanship. Specializing in Safety. Call Donna @ 522-1750. Leave message.

Westcreek Special \$30.00. Front & Back: cut, edge and trim. CMG Lawn Care Co. 210-394-3526.

Your neighbor wrote a novel! It's called *Growing Up Old*, and it's about a boy who grows up as the only child in a retirement community. Very funny and yet thought-provoking. Find it today at www.overlookedbooks.com.

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 are \$100 per issue; eighth page ads are \$50 per issue. A 10% discount is available for three issue contracts, and a 20% discount is available for six issue contracts with prepayment. Classified advertisements are \$5.00 for three lines of text; additional lines are \$2.00 each. Ads should be dropped off in the VWOA office or mailed to: Westcreek Times Advertising, 12354 Military Drive West, San Antonio, TX 78253. The deadline for submissions is the 1st 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 (1) 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. **DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

Westcreek Times

Publisher

VWOA
Board of Directors

Editor

VWOA Staff (Interim)

Design and Layout

Mary Kelley

Webmasters

Marc Jacobson
Mike LeJeune

Westcreek Times will be printed six times in 2005. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the September 2005 issue are due **August 1st, 2005**. Items of interest for publication should be submitted to:

VWOA
12354 Military Drive West
San Antonio, TX
78253-6046

PRESORTED STANDARD MAIL
U.S. POSTAGE PAID
SAN ANTONIO, TEXAS
PERMIT NO. 2087

Villages of Westcreek Owners Association
P.O. Box 101076
San Antonio, Texas 78201



Westcreek Times

September/October 2005

Volume 15 Issue 5

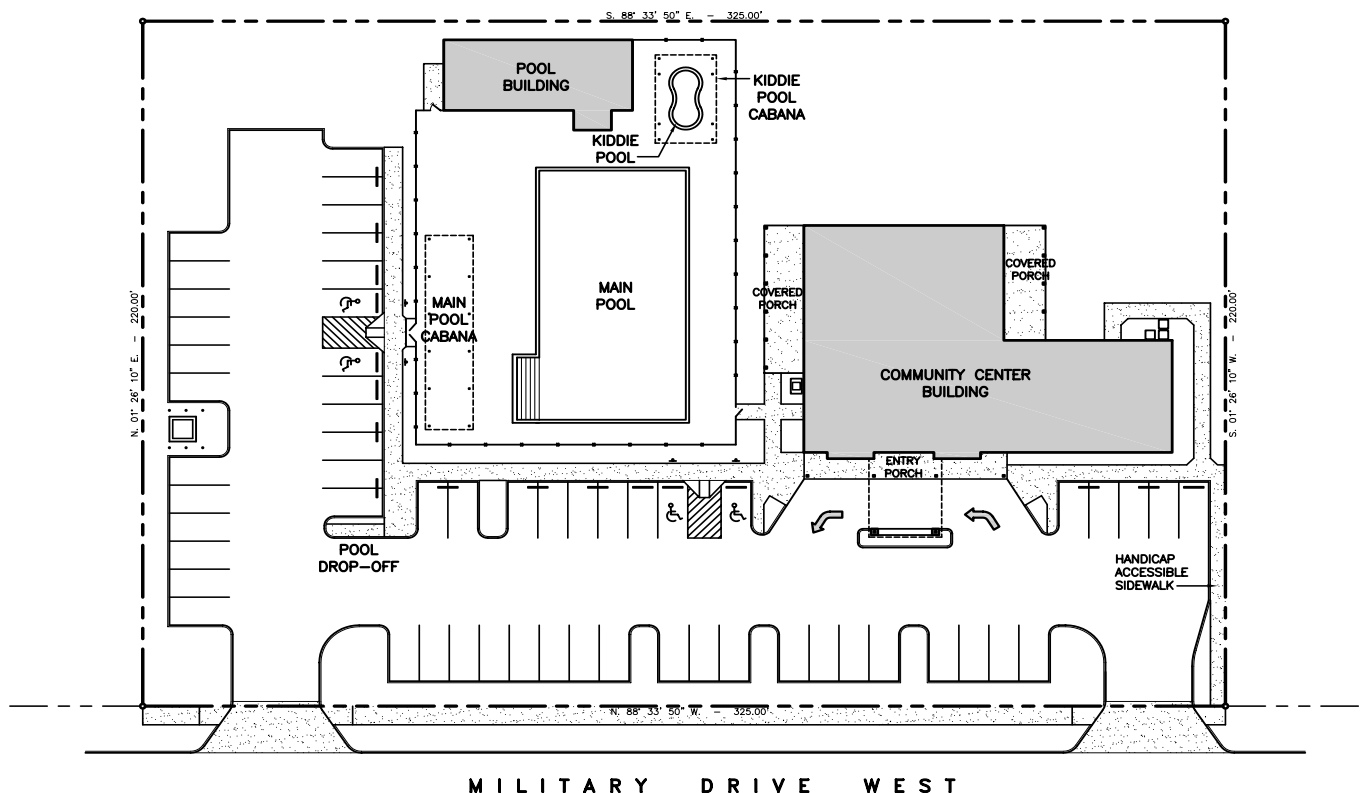
www.villagesofwestcreek.com

Groundbreaking on New Community Center

By DARRYL RICHARDS

After over three years of effort, and after receiving a “letter of commitment,” groundbreaking for the new Community Center and swimming pool on the Phase II land is expected within the next few weeks. The complex is anticipated to take six to eight months for construction, and will be a welcome addition to the amenities of the Villages of Westcreek Association.

The complex will have a junior Olympic-sized swimming pool and a kiddie pool. The Community Center will have an assembly hall that can be booked for exclusive usage for social events, such as weddings, birthday parties, etc. This assembly hall is capable of being divided in half for smaller functions if needed. The Community Center will also have a full kitchen available for booking with the assembly hall (or portion thereof) for exclusive use. The Association will also have its offices located in the new building.



MILITARY DRIVE WEST

Inside this Issue...

Groundbreaking on New Community Center - 1	Notes From the Standards Coordinator ----- 6
President's Corner ----- 2	Reminders from the ARC ----- 6
Halloween Safety ----- 2	What Could You Possibly Be Thinking? ----- 7
Manager's Minute ----- 3	Theft of Service Revisited ----- 7
Landscape Watering Reminders ----- 5	Board of Directors Meeting Minutes ----- 10
Homeowners' Association 101 ----- 5	Classifieds ----- 11
Did You Know... ----- 5	Advertising Guidelines ----- 12

CORRECTION: The telephone number provided in the streetlight survey article in the July/August 2005 issue was incorrect as a result of a typographical error. The correct number is 679-6617. Because of the error, the time to participate in the survey is extended until the close of business on Friday, September 16, 2005. We very much regret any inconvenience this inadvertent error may have caused.

President's Corner

BY DUANE LARKIN

I write this with crossed fingers, meaning that by the time you read this our community center/office and pool complex, hopefully, will be under construction or construction start is imminent.

In the last article of the *Westcreek Times*, I wrote that construction documents were presented to Mr. Bruce Reed of the Castroville Bank on May 26th. Mr. Reed requested a site visit of the Villages of Westcreek and came on August 4th. Mr. Richards, Community Manager, and Mrs. Monger, Assistant Community Manager, provided a tour of the Phase II, as Mr. Reed was already familiar with Phase I, east of Medio Creek.

Mr. Reed took numerous photographs of the large degree of activity going on in High Point, Wynwood, and the Estates. His comments were very positive, and he indicated that a "letter of commitment" for the project would be sent in the very near future.

We would like to start construction as soon as possible. The Villages of Westcreek is growing so fast that the new amenities are needed to serve our ever-increasing number of homeowners.

September signifies the end of summer, and, traditionally, September is the month our Association puts on a picnic for members and families. Please make plans for you and your family to attend the picnic. It is an excellent opportunity to learn of and meet other residents. Food, drinks, and games are provided at no cost! See information elsewhere in this issue for the date and time. See you there.

Villages of Westcreek Owners Association, Inc.

Message Line:

Phone 679-6617; Fax: 679-0040

This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is located in the Sports Park at 12354 Military Drive West, San Antonio, Texas 78253. Office hours are Monday, 9 a.m. to 6 p.m., and Tuesday through Friday, 9 a.m. to 5 p.m. Please contact staff to make an appointment for after hours.

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Assessments:

Quarterly assessments may be mailed directly to: VWOA, P.O. Box 101076, San Antonio, Texas 78201, or paid at the VWOA office.

Board of Directors:

President - Duane Larkin
Vice President - Cornel Hoskins
Secretary - Garret Doyle
Treasurer - Robert Gardner
Member at Large - Danita Anderson-Richards

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Grace Briggs, Administrative Assistant
Derrick Foyle, Standards Coordinator
John Willis, Maintenance Supervisor
Carl Verhagen, Pavilion Attendant

Committees & Chairs:

Architectural Review, Mike Newmyer
Sports Park, Pat Mullen

Halloween Safety

Here are some tips to keep trick or treaters safe:

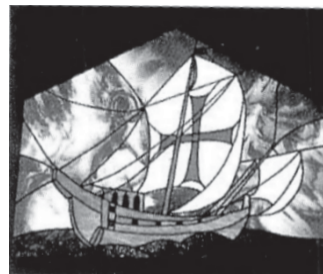
- All children, regardless of age, should be escorted by a parent.
- Carry a flashlight and put reflective tape on costumes.
- Trick or treat early, from 6:00 – 7:30 p.m. and stay within your village. Avoid Military Drive and Westcreek Oaks.
- Walk on the sidewalk, not on the street.
- Use extra caution when crossing the streets and trick or treat in groups.
- Visit the homes of neighbors you know, but only if the porch light is on.
- Parents should check all candy thoroughly.



Tips for treaters:

- If you plan to entertain trick or treaters, turn on your porch light.
- Give only individually wrapped and sealed treats. Avoid homemade treats, as they will generally be discarded.
- Check through your peephole or window before opening the door. Lock your door between visits.
- Drive with extreme caution through the community on October 31st.

Amazing Grace Lutheran Church



12525 Potranco Road
San Antonio, Texas
78253

Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Recycle your newspapers and aluminum cans HERE!!!

Saturday Vespers: 5:30 pm
Sunday Services: 8:30 & 11:00 am
Sunday School: 10 am (All ages)

Sept 2: "Fun in the Sun" - Middle & High School
All night lock-in @ FiestaTexas
Sept 7: Confirmation Classes Begin
Sept 16: Prayer Vigil
Sept 17: Prayer Breakfast
Sept 24 & 25: "Building of the Promises"
Renewal Weekend
Oct 2: Bloodmobile 10-1
Oct 23: October Fest

Manager's Minute

BY DARRYL RICHARDS

Change in Pool Hours...

The pool days and hours will remain the same until August 21, 2005. Tuesday, August 25, 2005, marks the beginning of shortened hours of operation. The pool will be open on Tuesday through Friday, 4 pm to 8 pm and weekend hours will be 12 noon to 8 pm on both Saturday and Sundays. Monday, September 5, 2005, Labor Day, the pool will be open 12 noon to 8 pm. Weekend hours will begin after Labor Day. The pool will be open weekends only for the remainder of the month of September: 10 – 11, 17 – 18, and 24 – 25 from 12 noon to 8 pm. Sunday, September 25, 2005, is the VWOA Annual Picnic. Come enjoy the end of the season and the VWOA Annual Picnic!

Make Plans to Attend the VWOA Annual Picnic...

As noted above, the swimming pool will close for the season on Sunday, September 25, 2005. Come enjoy the last day of the season, as well as the VWOA Annual Picnic. Please check elsewhere in this issue for more details on the picnic. It is going to be a great event, with activities for the kids, and a chance to socialize with your neighbors. We found that moving the picnic to later in the year makes it a more comfortable event, as far as the weather is concerned. Please remember to bring your folding chairs and blankets so you can be comfortable. Mark your calendar—Sunday, September 25, 2005—and remember, be there, or be square!

Halloween Is Nigh...

I know it seems unbelievable, but Halloween is just around the corner. Unfortunately, due to some really sick excuses for humanity who think it is smart to hurt children, everyone has to be extra careful. Please check out the “treats” that your kids bring home; no one needs to “find” a razor blade in that apple when it is being eaten. Homemade treats need to be carefully examined. Commercially made Halloween candies and snack items need to be checked for suspicious tears and holes.

Parents should accompany small children, and make sure that costumes have reflective tape. Carry a flashlight, and take your cell phone with you. And, once you have taken every precaution, have fun! (No irony intended.)

Halloween is second only to Christmas in terms of celebrations and spending. Should you choose not to let your children “trick or treat” in the neighborhood, there are numerous organizations, primarily churches, which have “fall festivals” as an alternative to “trick or treating” in the neighborhood.

The “Oh, God, Not Assessments AGAIN!” Department, Or, Just Some Reminders...

The 4th Quarter assessment is due on October 1, 2005. That is a Saturday, and the office will be open from 11 am until 2 pm so that you may update your VWOA ID card. In that regard, please keep in mind the following:

- If you pay by the quarter and send your check to the post office box address, please allow a minimum of seven to ten days before you bring your ID card/cards to the office for validation with the proper decal.
- Should you desire to make your payment at the office in the Sports Park, you may have your ID card/cards validated immediately on-site at the time of payment.
- In either case, please bring all cards in the possession of you and all family members, so that the proper decal can be affixed to each card.
- **Decals are affixed by the office staff. No loose decals will be distributed.** These items are closely controlled.
- Finally, remember that if your photo ID card is lost, defaced, mutilated or visibly altered, it will not be accepted as proof of residency, and must be replaced at a cost of \$10.00.
- We have lanyards and clips that may be purchased at \$1.50 and \$.50 respectively, and can punch the ID card so that these items can be used to display the ID card.

THE OFFICE WILL BE OPEN SATURDAY, OCTOBER 1, 2005 FROM 11 AM TO 2 PM SO THAT YOU MAY PAY YOUR 4TH QUARTER ASSESSMENT AND HAVE YOUR CARDS UP-DATED.

Serious Business

The web site to which people can go to find out about sex offenders is: www.sexoffender.com. Please take the time to educate yourself, and your children, on this subject.

Dumping of Tree Trimmings and Other Debris and Unwanted Items

Recently, we noticed that there were tree trimmings dumped along the north and south sides of Military Drive West. It appears that someone along this major boulevard trimmed their trees, and simply chucked the trimmings over the fence for someone else to take care of. It did not appear that these had fallen from a trailer traversing the street, but had in fact come directly over the fence. Please take care and properly dispose of yard debris and tree trimmings.

A reminder also that the easements, nor the areas under the bridges, are not places to dump unwanted items.

Westcreek Owners Association Assessment Coupon

4th QTR

\$64.25 DUE 10/1/2005

Finance charges applied 11/1/05

Address: _____

MAIL COUPON WITH PAYMENT TO:
VWOA
P.O. BOX 101076
SAN ANTONIO, TX 78201

Mark your calendars!

VWOA Office will be open

**Saturday, October 1st
11:00 am to 2:00 pm**

R & R Mowing

*Reasonable
&
Reliable*

- lawns & hedges
- tree trimming & removal
- pressure washing



"You'll get the R & R, and we'll do the work."

Call Matt Rigby @
(210) 859-0278

CHBC has something for your children and for YOU!
Get updated info at www.calvaryhillsbaptist.org

HARVEST FEST

Safe & fun Halloween activities on Oct. 31.

Free!

Check our web site for times.



Sunday, October 9, 6 PM

Nationally acclaimed Christian artist Elizabeth Montgomery will be visiting from Nashville. She sings lots of kids songs, so bring your children. Free Admission.

Do you have the X-BOX and PS-2 blues? Are you worn out by all the re-runs and old movies? Looking for something else?

Try our Youth group. You'll find friends at 9:30 or 4 on Sundays or at 6:30 Wednesdays.

Mother's Day Out
on Tuesdays & Thursdays

Check for space available.



Our
Worship
Service
has changed

Come and check it out!



CALVARY HILLS BAPTIST CHURCH

"Walking in Faith, Growing in Grace"

910 West Loop 1604 North
in your neighborhood on Loop 1604
across from Westcreek Oaks

(210) 681-2446
calvaryhillsbapt@sbcglobal.net

HAND CAR WASH

WASH ME
CAR SALON

FULL SERVICE

Automated Hand
Car Wash & Detail Center

- Complete Auto Detail Services
- Auto Accessories, Gifts, Novelties
- VIP Passes & Gift Certificates
- Windshield Repair

Full Service
Wash & Hand Wax

\$39⁹⁵

(most vehicles)

UV Protection Helps Protect Paint
From Sun Damage. Guards Against
Other Environmental Elements.

Great Shine & Protection
Not valid with other discounts.
Expires 10/31/05.

\$2⁰⁰ OFF

Any Wash Me Full Service
or

\$3⁰⁰ OFF

Any Car Wash Package
Oversized vehicles \$2 extra.
Not valid with other discounts.
Expires 10/31/05

\$17⁹⁵

Oil Change
(most vehicles)

With Purchase of Any Car Wash
or Detail Service.
Install new filter & up to 5 qts.
Service Pro 10W/30 oil.
Not valid with other discounts.
Expires 10/31/05.

7225 Culebra Rd.

(2 blocks Outside Loop 410)

681-WASH (9274)

Landscape Watering Reminders

BY DARRYL RICHARDS

Just in case you have forgotten, SAWS provides water and sewer services to the Villages of Westcreek. As a result, even though we are in Bexar County, the Villages of Westcreek are subject to landscape watering rules.

Year-round, watering with an irrigation system or sprinkler permitted only between 8 pm and 10 am. Watering with a hand-held hose or drip irrigation is permitted anytime. Finally, water may never be allowed to run into a gutter, street, or ditch.

Stage I restrictions go into effect when the aquifer reaches 650' msl. Watering with an irrigation system or sprinkler is permitted only between midnight and 10 am and between 8 pm and midnight. This is permitted only one day per week by the last digit of the address:

0,1 – Monday
2,3 – Tuesday
4,5 – Wednesday
6,7 – Thursday
8,9 – Friday



Watering with a hand-held hose or drip irrigation permitted any day.

Stage II restrictions go into effect when the aquifer reaches 640' msl. Watering with an irrigation system or sprinkler is permitted only during 3 am to 8 am and the evening hours of 8 pm to 10 pm. This is permitted only one day per week by the last digit of the address:

0,1 – Monday
2,3 – Tuesday
4,5 – Wednesday
6,7 – Thursday
8,9 – Friday

Watering with a hand-held hose or drip irrigation permitted only during 3 am to 8 am and the evening hours of 8 pm to 10. This is permitted only one day per week by the last digit of the address:

0,1 – Monday
2,3 – Tuesday
4,5 – Wednesday
6,7 – Thursday
8,9 – Friday



Please observe these rules, and do your part to conserve water.

Homeowners' Association 101

BY DARRYL RICHARDS

Sometimes the Board of Directors, the Architectural Review Committee, and the staff forget that new residents, and even folks who have lived here awhile, sometimes are totally unfamiliar with mandatory homeowners' associations in general and the Villages of Westcreek Owners' Association in particular, as well as other questions pertaining to VWOA and its environs. This is the third in a series on the subject...

The office is never open when I get home from work, and it's hard to get my family's ID cards updated. Why isn't the office open longer?

The office hours have been established to serve the bulk of VWOA residents. We have expanded our hours on Monday until 6 pm, and we are open from 9 am to 5 pm the rest of the week. We are also open on a Saturday at the beginning, or close to the beginning, of each quarter. For example, we will be open on Saturday, October 1, 2005, from 11 am until 2 pm in order for you to update your cards, or conduct any other business you may have. In addition, if you absolutely cannot make it in during these times, we do offer after-hours appointments. Please call the Message Line at 679-6617, and give us your name and number, and tell us that you need an after-hours appointment. We will call you back, and make any reasonable arrangement with you. We are constantly evaluating our hours of operation, and as stated, the present hours have been established to serve the great majority of our residents.

Did You Know...

BY DARRYL RICHARDS

Did you know...

...that the weight of the sun's light on the Earth's surface is 2 pounds per square mile?*

...that Frank Lloyd Wright wore elevator shoes?*

...that the VWOA office will be open on Saturday, October 1, 2005 to accept 4th Quarter assessments and update VWOA ID cards?

...that mesquite bushes growing in Death Valley can have roots reaching 100 ft. down for water?*

...that your kidneys, weighing about 5 ounces each, process about 425 gallons of blood per day?*

...that pigeons have three sets of eyelids?*

...that those giant oil tankers get about 31 feet per gallon?*

...that the Villages of Westcreek is a deed-restricted community?

...that every 4 seconds, somebody somewhere opens a can of Spam?*

(Asterisked items are from the 2001 Uncle John's Supremely Satisfying Bathroom Reader and are used with permission.)

Notes From the Standards Coordinator

BY VWOA STAFF (EDITED REPRINT)

The Standards Compliance employees are tasked with ensuring that the standards of our community are upheld. As you know we have a large number of homes spread over a variety of neighborhoods and we are still growing.

The Villages of Westcreek is a Deed Restricted Community. By accepting the deed to the property, the homeowner promises to abide by the terms of the Declaration of Covenants, Conditions and Restrictions (CC&Rs). Recently, there have been an increasing amount of covenants violations in our community. Some of the more frequent violations are:

Trash cans/trash

- Left out on non-collection day
- Trash/garbage not in covered container

(Note: Placing the container at the curb late the evening before pickup is acceptable but only so long as trash is in secured containers)

Exterior home improvements with no Architectural Review Committee (ARC) approval

- Stained fence (Painting a fence is prohibited)
- Solar lights
- Landscaping

(Any improvement to the exterior of your home must be applied for through the ARC)

Driveways

- Oil stains in driveway

Fences

- Broken boards
- Excessive weather deterioration
- Gates in disrepair



Oil stains in driveways are frequent violations noted by Standards Compliance

Lawn Maintenance

- Mowing
- Edging
- Do NOT sweep or blow clippings in street

Storage Sheds

- Metal, fiberglass, plastic panels or vinyl are not permitted
- Siding material not compatible with that used on house
- Color(s) not matching those on house

What can actually be done about violations?

- When the violation is first noticed, a "Courtesy Notice" is left on your dwelling. A follow-up inspection will take place after ten days to ensure that the problem(s) have been addressed.
- If the violation persists, you will be issued a Texas Property Code 209 letter, which gives you another 14 days to correct the violation, and also if you wish to dispute the findings, you may request a hearing, in writing.
- If all this fails, you will be referred to our Attorney's office for appropriate legal action upon Board approval.

Is this extreme?

Not really. We are charged with enforcing the terms and conditions of the CC&Rs. As noted at the beginning of this article, we only enforce what you promised you would do when you bought your home. We, like you, want our community to be well-maintained, thus keeping our property values up.

If you would like to familiarize yourself with the CC&Rs and Standards for Architectural Design and Property Maintenance, please refer to our website: www.villagesofwestcreek.com and click on Governing Documents.

Reminders from the ARC

BY VWOA STAFF (EDITED REPRINT)

Thank you to all the homeowners who have applied for improvements to their homes.

For those homeowners who have not applied or those who would like to apply for an improvement to their home, these are the procedures:

- Submit a *Proposed Improvement Application* (available on our website – www.villagesofwestcreek.com or in office).
- Each improvement must have a separate proposed improvement application.
- A lot survey is required with all applications.

- The location of the improvement being requested must be shown on a copy of a lot survey.
- Proposed Improvement Applications with lot surveys are to be turned in to the office Monday by close of business prior to the ARC meeting on Tuesday. **Note: The ARC meets every other Tuesday.**

The CC&R, Article IX, Section 9.02 states, "No improvement shall be commenced, erected, placed, maintained or permitted to remain on any portion of the Property until plans and specifications in such form and detail as the ARC may deem necessary shall be submitted and approved in writing by the ARC. The decision of the ARC shall be final, conclusive and binding upon the applicant."

We look forward to working with you in getting desired improvements approved for your home.

What Could You Possibly Be Thinking?

BY A VILLAGES OF WESTCREEK RESIDENT
(Reprinted by Permission)

This is not a rhetorical question. I really would like to know what goes through a dog owner's mind when they walk their dog and allow it to do its business in someone else's yard or in a Villages of Westcreek Common Area. Last time I checked, every homeowner in the Villages of Westcreek has a yard. As a matter of fact, everyone has a fenced-in back yard. So I can't help but be puzzled that many dog owners in the Villages of Westcreek go to the trouble of leashing your pet and dragging it down the street to take a dump in my yard or in a common area.



Of course, this deed is usually carried out under the cloak of darkness. Just the other morning, I came through my gate at 5:00 a.m. to go for a run. I apparently surprised the dog owner who was standing there supervising his dog's morning constitutional—at a leash's length into my yard. He immediately started walking, but unfortunately his dog was not finished yet. Now that was quite a sight (poor animal). It took me a few minutes to regain my composure so I could start my run. I don't think the dog saw the humor in it though.

Now I realize that there is more than one of you. I know this because the size of the nocturnal deposits I discover in my yard as I mow, or worse, as I walk back barefoot from checking the mail, vary greatly in size. I'm sure, if the little dog that made the tiny little brown-n-server sausage-size deposit next to my driveway the other day was to make the "monument to summer sausages" I discovered next to the mailbox, we would have heard that poor creature all the way down the street. Instead, my wife said she could hear me cussing all the way from inside the house.

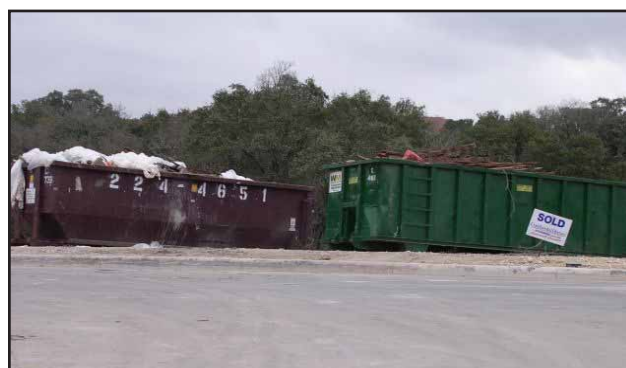
Now, maybe you have managed to convince yourselves that this kind of behavior is okay. After all, it is a perfectly natural bodily function. It is biodegradable. It is really a natural form of fertilizer and is good for the grass. Well, if it is so great, why are you sneaking around in the dark in someone else's yard and in the common areas?

I have noticed something else too. You all seem to act pretty much the same way; all with the same modus operandi—that *nonchalant, just out walking my dog, would not say dog poop if I had a mouth full expression* on your face. All the while, just waiting for the right moment when no one else is looking—or so you think. I am amazed at how you can keep the dog from assuming that telltale position until you have reconnoitered the entire area. Maybe you have a club with dues, by-laws, and some sort of training program—I do not know. I do know there is a fringe group out there. This group, like you, prefers to walk their dog rather than have it fertilize their own yard, but unlike you, they clean up after their animal. I do not know what they do with the processed, reshaped, smoldering dog food after they pick it up—I do not care. All I know is, happiness is a dog owner with a baggie in his hand—especially a full one.

Theft of Service Revisited

BY VWOA STAFF (EDITED REPRINT)

Have you moved recently and found yourself with a lot of extra boxes? Or did you forget to put out the trash, and now you have to wait until the next trash day until you can get rid of those smelly, leaky trash bags? Do you remember seeing a builder's large metal trash dumpster close to your home? Or better yet, how about all those trash barrels down at the Sports Park? Yeah, that is the ticket; that sounds like a great idea. However, if you used that dumpster for your moving boxes, or those trash barrels in the Sports Park, you just broke the law; it is called "theft of service". What is "theft of service"? Theft of service is defined as "a person commits theft of service if, with intent to avoid payment of service that he knows is provided only for compensation". By using the builder's container (Centex, DR Horton, etc), you are subject to the value of the service if the builder paid \$500 or more. The average cost for each trash dumpster exceeds \$600. The fines range from a Class C misdemeanor for the value of service less than \$20 to a first-degree felony if the value of the service stolen is \$200,000.



Though it may seem tempting, depositing garbage in dumpsters such as these is considered theft of service and against the law.

How are violators discovered? Violators are discovered when people leave their addresses, names, and telephone numbers on the rubbish placed in the dumpster. Before you make the statement, "No one can be that dumb to leave that much information," just remember, most "bad guys" will go into your trash to obtain information about you to secure your vital information. The same actions are taken by the builder's investigators to find out who are using their services. The VWOA staff uses the same method. This makes their, and our, jobs very easy.

How do you not be a party to "theft of services?" First, we strongly recommend, if you have boxes from your recent move, contact your mover and set up a date for the boxes to be picked up. They will come back if you call. Secondly, Galm Elementary has a recycle bin for boxes and paper (not trash) that can take some of your boxes not taken by the mover. Finally, before you use a builder's trash container or the trash barrels or dumpster at the VWOA Sports Park, remember the law and the potential fines.

Allen's Professional Painting and Repair



Interior and Exterior House Painting
General Repair Work
Free Estimates. Guaranteed Work.
Call Chris Allen -- 679-6257

Buying, Selling, Relocating

FREE Market Analysis

Call Westcreek Resident

Janie Munoz

REALTOR®

RE/MAX North-San Antonio
210.286.4358 210.523.7600
email: janiemunoz@remax.net

Barbara sells Westcreek!

Over 300 Westcreek Transactions with "Powerhouse Marketing" and dedicated personal attention. Call or email for info. Quarterly Survey of the Westcreek real estate market also available by e-mail.

Barbara Ridgeway
Realtor®



Each Office is Independently Owned And Operated.



15503 Babcock Rd # 10
San Antonio, TX 78255
Telephone 210-483-6407 (direct)
E-mail: bridgeway@cbharper.com

NORA'S CHILD CARE

Licensed Facility



Professionally Trained Staff
CPR & First Aid Certified
Now Located Outside 1604
5 Min. from Galm & Ott Elem.

Before & After School Care

Now Enrolling

645-1011

 **Westwood**
Children's • Dentistry

Mark Rogow D.D.S.
Board Certified,
American Board of
Pediatric Dentistry

New Patients Welcome
Accept Most Insurance, Credit Cards, Medicaid
United Concordia (Tricare Dental Program) Provider

Phone: (210) 688-2204
6511 W. Loop 1604 N., Suite 105, San Antonio, TX 78254

Located in Westwood Vista Shopping Center
Corner of Loop 1604 and Culebra, next to Wal-Mart

POTRANCO AUTOMOTIVE, INC.


**Complete Auto/R.V. Service
& Transmissions**

12034 Potranco Rd.
1 Mile Outside Loop 1604

679-6620

Hours: 7:30 to 6:00 Mon.-Fri.

*Serving Westcreek, Heritage
And Surrounding Neighborhoods*

Service to autos and
RV's from oil changes to
complete engine or
transmission overhaul and
everything in between.

WE WORK AROUND

Oil & Filter Change \$16⁹⁹

Expires October 31, 2005

All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 6:00 p.m. in the association office. Homeowners are invited to attend all regular meetings of the Board.

September 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 <i>Labor Day</i> Office CLOSED	6	7	8 Sports Park 6:30 pm	9	10
11	12	13 ARC 5:00 pm	14	15 Board of Directors 6:00pm	16	17
18	19	20	21	22	23	24
25 <i>Annual Picnic</i> 2 pm - 7 pm Sports Park	26	27 ARC 5:00 pm	28	29	30	

October 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Saturday, October 1st <i>Office Open 11 am to 2 pm</i>		1 <i>Rummage Sale</i> 7 am - 12 noon Galm Elementary
2	3	4 ARC 5:00 pm	5	6	7	8
9	10 <i>Columbus Day</i> Office CLOSED	11	12	13 Sports Park 6:30 pm	14	15
16	17	18 ARC 5:00 pm	19	20 Board of Directors 6:00pm	21	22
23	24	25	26	27	28	29
30	31 <i>Halloween</i>					

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, May 19, 2005

Attendees:

Board Members – Duane Larkin, presiding; Cornel Hoskins, Robert Gardner, and Danita Anderson-Richards.

Staff – Darryl Richards, CM.

Attendee(s): Pat Mullen, Sports Park Chair.

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

Residents'/Guests' Forum: At the time of the call to order, there were no residents/guests in attendance.

Minutes: The Regular Meeting minutes for April 21, 2005 were **approved** as written 4-0.

Mr. Pat Mullen, the Sports Park Committee chair arrived, and the order of business was suspended at 5:08 pm so that he could give his report. After his report, the order of business resumed at 6:20 pm.

Treasurer's and Finance Committee's Report: The February report was **approved** for filing and audit 4-0.

Management Report: The CM reviewed the management report. After discussion of the status of the Community Center and the swimming pool project, the Board accepted the report.

Committee Reports:

1. ARC and Covenants: The next consolidated quarterly report will be provided in July (3rd Quarter), 2005.
2. Sports Park: As noted previously, Mr. Mullen provided a copy of the minutes and an oral report.

Unfinished Business:

1. Administrative Housekeeping (2004): Change of Financial Institutions: The vote of the Board of Directors to change banks (from Frost to First National Bank) due to more favorable costs and services, completed in late 2004, was not included in the regular meeting minutes in 2004. The CM asked the Board to formalize the vote for the change. The motion was made and seconded to change financial institutions. The Board **approved** 4-0.

New Business

1. Westcreek Program "Helping Hand" With Boy Scouts of America: The CM asked that this program be tabled until the June 16, 2005 regular meeting. By general consent, the Board of Directors agreed.
2. Estate Sale Interpretation By VWOA Attorney: The CM provided the interpretation of the VWOA attorney concerning estate sales.
3. Amended Operations and Maintenance Budget – (2005): The

CM explained that the donation to GVVFD had been reinstated in the O&M budget. This, and other changes, were achieved by reallocating funds, and did not increase the dollar amount of the budget.

4. Temporary Placement of Funds in Additional Financial Institution: The CM coordinated with the VWOA Treasurer and President of the VWOA Board of Directors the deposit of a specified amount of Reserve funds in a bank paying a comparatively favorable interest rate.
5. Revision of AR 1, Designating Bank Account Signatory Authority: After discussion, further changes to the resolution were made, and it was tabled until the June 16, 2005 meeting.
6. Villages of Westcreek Future Planning Considerations: The CM provided initial considerations to the Board of Directors as the beginning of strategic planning for the continuing growth of the Villages of Westcreek.

The Next Meeting: The CM advised that the next Regular Board meeting will be on June 16, 2005 at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for newsletter items is June 1, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:25 p.m.

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, June 16, 2005

Attendees

Board Members – Duane Larkin, presiding; Cornel Hoskins, Garrett Doyle, and Robert Gardner.

Staff – Darryl Richards, CM.

Attendee(s): Pat Mullen, Sports Park Chair, Swim Team parents: Kathy Villareal, Guy Oliver, Joyce Oliver, Denise Martinez, Dean Gartman, James Rankin, Susan Tharp, Jean Larson, Sean Larson, Debbie Rathburn, and Fiona McCabe.

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

Residents'/Guests' Forum: Denise Martinez made a presentation on the Swim Team. The Board emphasized that all members of the swim team should be Westcreek residents. Four individuals who are not residents of Westcreek would be allowed to remain on the team as guests of Westcreek residents in good standing for the remainder of the season. All the attendee adults from the swim team emphasized how good the swim team was for the children who are members. After the presentation and discussion of the swim team, attendees from the swim team left.

Mrs. Rathburn raised a question about exception ID cards.

The order of business was suspended at 6:35 p.m. Mr. Pat Mullen, the Sports Park Committee chair, gave his report. He departed after his report, and the order of business resumed at 7:04 p.m.

Minutes: The Regular Meeting minutes for May 19, 2005 were **approved** as written 4-0.

Treasurer's and Finance Committee's Report: The May report was **approved** for filing and audit 4-0.

Management Report: The CM reviewed the management report. After discussion of the status of the Community Center and the swimming pool project, the Board accepted the report.

Committee Reports:

1. ARC and Covenants: The next consolidated quarterly report will be provided in July (3rd Quarter), 2005.
2. Sports Park: As noted previously, Mr. Mullen provided a copy of the minutes and an oral report.

Unfinished Business:

1. Westcreek Program "Helping Hand" With Boy Scouts of America (Richards): Tabled until July meeting.
2. Revision of AR 1 Designating Bank Account Signatory Authority (Richards): The revised resolution was passed. In addition, the motion was made and seconded that two signatures would be required on any checks for construction costs, one of whom must be a Board member. After discussion, the Board **approved** 4-0.

New Business:

1. TLAC Results: The CM advised the Board that potentially harmful legislation to associations had not passed.
2. Status of Power Lines: The CM explained the status on the power lines to the Board.
3. Purchase Price of Existing Modular Office Building: As requested by the Treasurer, the CM provided the cost of the present office building to the Board. The consensus was that the price was too high, and would not be considered.
4. Request for Additional Park Monitoring Shifts: The CM asked for additional Sports Park monitoring shifts for the summer months. The motion was made and seconded for requested additional shifts. The Board approved 4-0.
5. Sidewalk Along Front of Sports Park: The CM spoke to the Board and asked that the Board approve a sidewalk along Military Drive West. After discussion, the motion was made and seconded to add the sidewalk. The Board **approved** 4-0.

The Next Meeting: The CM advised that the next Regular Board meeting will be on July 21, 2005 at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert:

Adjournment: There being no further items before the Board, the meeting adjourned at 7:55 p.m.

Classifieds

Affordable and Dependable. Lawn care Only \$25.00 WOW!!! Call Joel @ 679-0896. Front & Back: Cut-trim-edge-clean-up. Pressure washing: Walkway-driveway-sidewalk only \$40.00.

Avon - Home Interiors - Pampered Chef/Earn free merchandise. Want to view a book - To order - Book a show - Need holiday gifts. Call your Westcreek consultant: Nelly @ 679-0896 or AHPconsultant@yahoo.com. Need a fund-raiser: get 50% of all sales to benefit the organization.

Baseball Clinic for ages 7-18. To sign up please email me at jsilva123@satx.rr.com. Parents name and number. Also child name, age and if child has played baseball. Please sign up before Wednesday, Sept 07, 2005. Cost \$75.00. 3 day clinic. Location to be determined.

DeckTeck... Restores the natural beauty of your deck by first cleaning to remove old stains, mold & mildew. Then we apply a high quality oil-based sealer-www.decktecksa.com. **Bugmobiles** provides no contract, termite & pest control-www.bugmobilesa.com. Call Gary @ 341-0900. Serving SA for over 25 years.

Discover a New You! See yourself in a whole new way with a FREE makeover featuring a computerized look designed especially for you (\$100 value!). We'll create a look that expresses your style & personality that is uniquely you. Jen Stephenson, Mary Kay Independent Beauty Consultant @ 846-0913. www.marykay.com/jenstephenson.

Handy Services: Call me for your electrical, carpentry, plumbing, painting, pressure washing, handy man, or "honey do" needs. Reasonable rates and free estimates. Pressure wash standard size drive, sidewalk and entryway for \$50.00. Ask for Mark at 313-7018.

Ideal Rentals "Quality Tables and Chairs for any Event". Call us at 210-835-6572 or look us up online @ www.JumpsRFun.com under additional services.

Mom's House Cleaning: Free estimates, high quality - low prices. Military & Senior citizen discounts. Call 380-8066 and ask for Glen or Lisa.

Moonwalk/Castle Rental: West Creek Special - Moon Bounce or Castle \$60/day. Sno-Cone Machine \$45/day. Free Delivery, Set-Up, Pick-Up. Call 317-5333 or 268-7576. www.asolutebounce.com.

Moonwalk Rentals: Jumps R Fun "Your Neighborhood Moonwalk Rentals." Licensed Spiderman, Disney Princess and Castles available. Call us at 679-7778. Westcreek Residents receive \$10 off! JumpsRFun.com.

Mr. B's Lawn Service. Cut, Trim... Starting at \$25.00. Pressure Wash. Call 647-7825 or 679-5450.

PROMOTivations - Business Cards, Car/Window Decals, Military Coins, T-Shirts, Engraved Gifts, Trophies, Wedding Invitations, Golf Balls, and more! Call 254-7881 or visit www.promo-sa.com.

Turn Back Time. Clear. Smooth. Radiant skin. Our TimeWise® Skincare "Miracle Set" delivers anti-aging benefits you can see and feel. Call me today to try TimeWise® products for FREE! Jen Stephenson Mary Kay Independent Beauty Consultant @ 846-0913. www.marykay.com/jenstephenson.

Westcreek Riding Academy: Basic Principles of Horsemanship. Specializing in Safety. Call Donna @ 522-1750. Leave message.

Westcreek Special \$30.00. Front & Back: cut, edge and trim. CMG Lawn Care Co. 210-394-3526.



12024 Potranco Rd.
Ste. #3
San Antonio, TX 78253
1 mile outside Loop 1604

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 in x 4.5 in) are \$100 per issue; eighth page ads (2.75 in x 2.25 in) are \$50 per issue. A 10% discount is available for three issue contracts, and a 20% discount is available for six issue contracts with prepayment. Classified advertisements are \$5.00 for three lines of text (55 characters per line); additional lines are \$2.00 each. No discounts are given for classified ads. Ads should be dropped off in the VWOA office or mailed to: Westcreek Times Advertising, 12354 Military Drive West, San Antonio, TX 78253. The deadline for submissions is the 1st 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 (1) 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. **DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

Westcreek Times

Publisher
VWOA

Board of Directors

Editor
VWOA Staff (Interim)

Design and Layout
Mary Kelley

Webmasters
Marc Jacobson
Mike LeJeune

Westcreek Times will be printed six times in 2005. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the September 2005 issue are due **October 1st, 2005**. Items of interest for publication should be submitted to:

VWOA
12354 Military Drive West
San Antonio, TX
78253-6046

PRESORTED STANDARD MAIL
U.S. POSTAGE PAID
SAN ANTONIO, TEXAS
PERMIT NO. 2087

Villages of Westcreek Owners Association
P.O. Box 101076
San Antonio, Texas 78201



Westcreek Times

November/December 2005
Volume 15 Issue 6

www.villagesofwestcreek.com

Hog Wild About Westcreek!

By DARRYL RICHARDS

On September 9, 2005, several residents on Creek Ash and Fox Forest woke to find apparently senseless vandalism to their front yards. The turf was torn up and displaced, and an errant armadillo was suspected. However, over the next day or so, that was discounted.

We obtained the services of Lake and Wildlife Management, a company experienced in dealing with what was now suspected to be some sort of wildlife. After the initial visit and a quick review of the property, we were told by Mr. Salazar (owner of Lake and Wildlife Management) that we had been invaded by wild pigs. The displaced and torn up turf was a result of the pigs rooting for acorns from oak trees in the yards of those residents.

Mr. Salazar set to work and set traps in several choice locations. He set the largest trap in the yard of the initial resident "attacked" by the pig, or pigs. He was rewarded when he returned to the trap the next day, and found that it contained a large, very large, pig. It was so large that it and the trap could not be loaded for removal with the pig in it, so the pig was dispatched. When weighed, the beast weighed



568 pounds, and took Mr. Salazar and his employees two and one-half hours to load into a vehicle for removal. Mr. Salazar stated that it was the biggest pig that he had ever dealt with. He indicated that all the construction in the area apparently forced the pigs to relocate to the vicinity of the Villages of Westcreek.

Mr. Salazar is quick to point out that the pigs are wild animals, and are dangerous. If you see one, even in a trap, please keep this in mind. It would not be prudent to antagonize, or tease, the pigs. Please, stay away from them.

Subsequently, Mr. Salazar and his crew, have caught or killed an additional ten hogs, none as big as the first one. He has indicated that the remaining pigs will soon get the idea that the environs of VWOA are not conducive to their health, and will move on to other areas. We expect this to occur in the near future, sooner rather than later. In the meantime, Mr. Salazar and his employees continue to keep on the pressure.

Street Light Survey Results

By DARRYL RICHARDS

The July/August 2005 issue of the *Westcreek Times* contained an article about the costs of streetlights that would be the responsibility of the Villages of Westcreek Owners' Association, Inc. should streetlights be installed. Part of the article dealt with a survey concerning the issue. Responses (emails, phone calls, personal visits, etc) were tallied. There were 152 respondents to the survey. Specific results are shown below:

1. **Should the VWOA undertake a streetlight project?** There were four "yes" votes on this question, and 148 "no" votes.
2. **Would you be willing to pay a special assessment and increase the annual assessment for a streetlight project?** There were 2 "yes" votes on this question, and 149 "no" votes.

There were four respondents who voted "yes" on question one, but only two who would be willing to pay a special assessment and increase the annual assessments to pay for the project as stated in question two. One respondent voted "yes" on question one, and "no" on question two. One respondent did not vote on question two.

The Board of Directors wishes to thank all respondents to the survey. No further action will be taken on the street light issue.

No Bicycle Lanes

By DARRYL RICHARDS

The white lines on the sides of the roadway on Military Drive West and Westcreek Oaks, combined with the signs telling traffic to watch for bikes, seem to designate bicycle lanes. This is not the case. The white lines mark the shoulder of the roadway, and the signage is "stand-alone" signage. We initially heard this surprising piece of news from a Bexar County Sheriff's Deputy, and verified it with Bexar County Public Works.

So, your neighbor's car parked on the street is on the shoulder of the road, and is not blocking a bicycle lane. However, it probably isn't a good idea to walk on the shoulder of the road, rather than the sidewalk. And keep in mind that Military Drive West and Westcreek Oaks are not two lane thoroughfares, but one lane.

Inside this Issue...

President's Corner	2
Manager's Minute	3
Board of Directors Meeting Minutes	10
Classifieds	11
Nominating Committee for Board Member Candidates	12
Advertising Guidelines	12

President's Corner

BY DUANE LARKIN

Upcoming Holiday Season

It hardly seems possible that we are about to close out another year. Where does the time go? On behalf of the Board of Directors and the Office Staff, we wish each of you safe and happy holidays.

Annual Picnic

A tip of the hat to Pat Mullen, Sports Park Chair, his Sports Park Committee Members, and all the volunteers involved in putting on this year's picnic. It was great, even though it had to be rescheduled because of Hurricane Rita. Please take time to read the article on this very well done and received event, as well as taking note of the many businesses that supported the picnic, and the volunteers who worked very hard to make the Annual Picnic possible. A well deserved "Thank You" to all.

Community Center/Pool Project

Loan closing documents to fund the building of the long-awaited, much-anticipated Community Center/Pool project were signed on October 3, 2005. The general contractor doing the project was notified the same day, and given the go-ahead to begin as soon as possible. Once construction starts, the project is expected to be completed in six months.

Your Personal Invitation to the Annual Meeting...

Consider this my personal invitation to attend the 2006 Annual Meeting to be held on Thursday, January 19, 2006 at the Galm Elementary School cafeteria. Registration and social time begins at 6:30 p.m. with the meeting starting at 7:00 p.m. See you there! More specific information will be forthcoming in the January - February



2006 newsletter, as well as a direct mailing in the November - December time frame.

Board of Directors Positions

An election to fill the second year of a two-year term and two two-year terms for positions on the Board of Directors will be conducted at the Annual Meeting of the membership on January 19, 2006. Generally, the Board of Directors meet 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 outline 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." Being a director carries a very heavy responsibility to ensure that current and future operations are conducted within proper fiscal restraints. Any Villages of Westcreek member in good standing is eligible to run for and serve, if elected, on the board. Director Danita Anderson-Richards chairs the Nominating Committee. Contact number for Danita is 679-6617. Nominations can also come from the floor at the Annual Meeting.

Villages of Westcreek Owners Association, Inc.

Message Line:

Phone 679-6617; Fax: 679-0040

This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is located in the Sports Park at 12354 Military Drive West, San Antonio, Texas 78253. Office hours are Monday, 9 a.m. to 6 p.m., and Tuesday through Friday, 9 a.m. to 5 p.m. Please contact staff to make an appointment for after hours.

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Board of Directors:

President - Duane Larkin
Vice President - Cornel Hoskins
Secretary - Garret Doyle
Treasurer - Robert Gardner
Member at Large - Danita Anderson-Richards

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Grace Briggs, Administrative Assistant
Derrick Foyle, Standards Coordinator
Mark Tamborello, Maintenance
Carl Verhagen, Pavilion Attendant

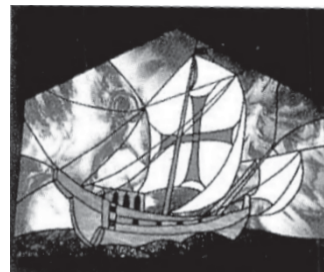
Committees & Chairs:

Architectural Review, Mike Newmyer
Sports Park, Pat Mullen

Assessments:

Quarterly assessments may be mailed directly to: VWOA, P.O. Box 101076, San Antonio, Texas 78201, or paid at the VWOA office.

Amazing Grace Lutheran Church



12525 Potranco Road
San Antonio, Texas
78253
Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Recycle your newspapers and aluminum cans **HERE!!!**

Saturday Vespers: 5:30 pm
Sunday Services: 8:30 & 11:00 am
Sunday School: 10 am (All ages)

Nov 12: Country & Western Dance at GVVFD Hall
Dec 18: Children's Program & Christmas Party

Please join us for
**THANKSGIVING and a
BLESSED CHRISTMAS SEASON**



Manager's Minute

BY DARRYL RICHARDS

Summer, the Swimming Season, and the Picnic are Gone...

The swimming pool closed for the season on Sunday, September 25, 2005, and many residents enjoyed this last day of swimming. As it turned out, Sunday was one of the hottest days of the year, followed by a record-breaking Monday. The heat was an after-effect of hurricane Rita. Hurricane Rita was also the reason that the VWOA Annual Picnic was postponed. With the logistics of an event as large as the Annual Picnic dictating that a decision as to "go" or "no go" be made in a timely manner, the Annual Picnic was postponed until Sunday, October 9, 2005.

Thanksgiving, and Turkey, and Egg Nog, Oh My!...

Two of the biggest holidays of the year fall into these last two months of the year: Thanksgiving and Christmas.

This Thanksgiving, we need to remember the unfortunate victims of hurricanes Katrina and Rita. As has been said many times before, rebuilding those areas devastated by the storms will take years to complete. In the meantime, there will be ongoing requirements for assistance. We need to remember our troops in Afghanistan and Iraq, as well as those who serve around the world and here in the United States. Please remember those less fortunate, and hold your family close. And may the Holidays be non-stressful, joyous, and peaceful. And finally, we hope the New Year is your best ever! The Board of Directors and the Staff wish all of this for all of the residents of Westcreek.

...And Another Reminder about the Annual Meeting

Just a reminder that the Annual Meeting has been changed to January of each year. This year the Annual Meeting will be held at Galm Elementary School on January 19, 2005. Comprehensive details will be provided in the January - February 2006 newsletter.

Regular Office Hours and Holiday Hours

Our office hours are as follows: Monday, 9 a.m. to 6 p.m., and Tuesday through Friday, 9 a.m. to 5 p.m. Should there be a need for an after-hours appointment, please call the Message Line at 679-6617 to make such arrangements. We will be happy to accommodate any reasonable request. The office will be closed on the following holi-

days in November and December 2005:

Friday, November 11, 2005—Veterans' Day

Thursday, November 24, 2005—Thanksgiving Day

Friday, November 25, 2005—Day After Thanksgiving

Monday, December 26, 2005—Christmas Day (Observed)

For January 2006, the office will be closed the following day:
Monday, January 2—New Year's Day (Observed)

Holiday Decorations

We all enjoy seeing the bright lights and decorations of the holiday season. Please remember that all decorations must be removed not later than 15 days after the holiday. Happy Decorating!

Serious Business

The web site to which people can go to find out about sex offenders is: www.sexoffender.com. Please take the time to educate yourself, and your children, on this subject.

2006 Assessments

We will be sending out 2006 assessment notices and coupons at the end of November 2005. The coupons are handy reminders of the amount and date due of quarterly assessments.

Services Availability

We are pleased to announce we have the following services available at the VWOA office in the Sports Park:

Copies

Letter Size \$.05 per page

Legal Size \$.10 per page

FAX

Incoming \$.50 per page

Outgoing \$1.50 1st page

\$.50 each additional page

Notary Public

Homeowner (In Good Standing) No charge

Non-Homeowner \$6.00 per notarization

Plat Copies (Maximum of 3) No charge

VWOA-required documentation for Proposed Improvement Application (PIA)

 <p>FULL SERVICE Automated Hand Car Wash & Detail Center</p> <ul style="list-style-type: none"> • Complete Auto Detail Services • Auto Accessories, Gifts, Novelties • VIP Passes & Gift Certificates • Windshield Repair 	<p>\$1⁰⁰ OFF Any Wash Me Full Service or \$2⁰⁰ OFF Any Car Wash Package Not valid with other discounts. Expires 12/31/05</p>	<p>\$19⁹⁵ Oil Change (most vehicles) With Purchase of Any Car Wash or Detail Service. Install new filter & up to 5 qts. Service Pro 10W30 oil, check tire pressure and all fluid levels. Price subject to change. Expires 12/31/05.</p>	<p><i>Fall Special</i> Wash & Hand Wax \$39⁹⁵ (most vehicles) Great Shine & Protection Extra for Overside Vehicles. Not valid with other discounts. Expires 12/31/05.</p>
<p>7225 Culebra Rd. (2 blocks Outside Loop 410)</p>		<p>681-WASH (9274)</p>	

Allen's Professional Painting and Repair



Interior and Exterior House Painting
General Repair Work
Free Estimates. Guaranteed Work.
Call Chris Allen -- 679-6257

Small Business Services of San Antonio

You run the front office,
let us take care of the back office!

Complete Bookkeeping & Payroll Services
Business & Personal Tax Preparation
Computer Services & Networking
Web Pages ~ Paging & Cellular Phones
(210) 884-5067 - <http://www.sbsofsa.com>

Barbara sells Westcreek!

Over 300 Westcreek Transactions with "Powerhouse Marketing" and dedicated personal attention. Call or email for info. Quarterly Survey of the Westcreek real estate market also available by e-mail.

Barbara Ridgeway
Realtor®



Each Office is Independently Owned And Operated.



15503 Babcock Rd # 10
San Antonio, TX 78255
Telephone 210-483-6407 (direct)
E-mail: bridgeway@cbharper.com

R & R Mowing

Reasonable
&
Reliable

- lawns & hedges
- tree trimming & removal
- pressure washing



"You'll get the R & R, and we'll do the work."

Call Matt Rigby @
(210) 859-0278

Westwood Children's • Dentistry

New Patients Welcome
Accept Most Insurance, Credit Cards, Medicaid
United Concordia (Tricare Dental Program) Provider

Phone: (210) 688-2204
6511 W. Loop 1604 N., Suite 105, San Antonio, TX 78254

Located in Westwood Vista Shopping Center
Corner of Loop 1604 and Culebra, next to Wal-Mart

Mark Rogow D.D.S.
Board Certified,
American Board of
Pediatric Dentistry

POTRANCO AUTOMOTIVE, INC. Complete Auto/R.V. Service & Transmissions



12034 Potranco Rd.
1 Mile Outside Loop 1604
679-6620

Hours: 7:30 to 6:00 Mon.-Fri.

*Serving Westcreek, Heritage
And Surrounding Neighborhoods*

Service to autos and
RV's from oil changes to
complete engine or
transmission overhaul and
everything in between.
WE WORK AROUND

Oil & Filter Change \$16⁹⁹

Expires December 31, 2005

All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 6:00 p.m. in the association office. Homeowners are invited to attend all regular meetings of the Board.

November 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 ARC 5:00 pm	2	3	4	5
6	7	8	9	10 Sports Park 6:30 pm	11 <i>Veteran's Day</i> Office CLOSED	12
13	14	15 ARC 5:00 pm	16	17 Board of Directors 6:00pm	18	19
20	21	22	23	24 <i>Thanksgiving</i> Office CLOSED	25 Office CLOSED	26
27	28	29 ARC 5:00 pm	30			

December 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8 Sports Park 6:30 pm	9	10
11	12	13 ARC 5:00 pm	14	15 Board of Directors 6:00pm	16	17
18	19	20	21	22	23	24
25 <i>Christmas Day</i>	26 Office CLOSED	27	28	29	30	31

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Tuesday, July 26, 2005

(NOTE: Due to a power outage at the office on July 21, 2005, the July meeting was rescheduled for Tuesday, July 26, 2005.)

Attendees:

Board Members – Duane Larkin, presiding; Cornel Hoskins, and Robert Gardner. Garrett Doyle arrived shortly after the meeting was called to order.

Staff – Darryl Richards, CM.

Attendee(s): Pat Mullen, Sports Park Chair.

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

Residents'/Guests' Forum: N/A

The order of business was suspended at 6:07 p.m. Mr. Pat Mullen, the Sports Park Committee chair, gave his report. After the report, the CM acknowledged Mr. Mullen, and the Sports Park Committee, for their excellent service being provided to the Villages of Westcreek. Mr. Mullen departed after his report, and the order of business resumed at 6:25 p.m.

Minutes: The Regular Meeting minutes for June 16, 2005 were **approved** as written 4-0.

Treasurer's and Finance Committee's Report: Mr. Gardner, the Treasurer, requested certain changes in the financials. After discussion, the CM and Mr. Gardner will work together to make the necessary changes as soon as possible. Mr. Gardner also emphasized that all Board members should be kept abreast of the Community Center project, and all costs associated with it. The June report was **approved** for filing and audit 4-0.

Management Report: The CM reviewed the management report. After discussion of the status of the Community Center and the swimming pool project, the Board accepted the report.

Committee Reports:

1. **ARC and Covenants:** The CM briefly discussed the consolidated quarterly report for July (3rd Quarter), 2005.
2. **Sports Park:** As noted previously, Mr. Mullen provided a copy of the minutes and an oral report.

Unfinished Business:

1. **Sidewalk Issue:** The CM obtained an estimate for the proposed sidewalk across the front of the Sports Park. The CM requested that the sidewalk not be poured until school begins. The Board agreed.

New Business:

1. **Streetlight Issue:** The CM provided the Board with the results of the survey as of July 20, 2005. The CM advised the Board

that because of the incorrect phone number for people to call for the survey, the survey would be extended to mid-August.

2. **Sponsorship of Cub Scout Pack:** The CM will get more information on this issue for the next meeting.
3. **Use of Sports Park for Girl Scout Function:** After discussion, the motion was made and seconded to allow the Girl Scouts to use the Sports Park for a function. (NOTE: It was subsequently learned that use of the Pavilion is not required. There will be a VWOA member in good standing at the event for its duration to have as guests those individuals who are not residents of Westcreek.)
4. **Questions for Community Center Contractor:** Mr. Gardner raised several questions for the contractor. The CM will provide those questions in writing to the contractor and provide the responses to the Board.
5. **Participation In Taft High School Event:** The CM described to the Board a request received from Taft High School about participation in a fund-raising event. VWOA governing documents preclude the Association from participating. The Board asked that the CM so advise the company running the event.
6. **Education for New Board Member:** The Board approved sending a new Board member to the ABCs course sponsored by the Community Associations Institute. This is a basic course designed to assist new Board members to become familiar with duties and responsibilities of Board members in a homeowners' association.

The Next Meeting: The CM advised that the next Regular Board meeting will be on August 18, 2005 at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert: The CM advised the Board that September-October 2005 newsletter items were due on August 10, 2005

Adjournment: There being no further items before the Board, the meeting adjourned at 7:50 p.m.

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Wednesday, August 24, 2005

(NOTE: The Regular Meeting of the Board of Directors scheduled for Thursday, August 18, 2005, at 6:00 p.m. was postponed due to the lack of a quorum and re-scheduled for Wednesday, August 24, 2005, at 6:00 p.m.)

Attendees:

Board Members – Duane Larkin, presiding; Cornel Hoskins, Garrett Doyle, and Robert Gardner.

Staff – Darryl Richards, CM.

Mr. Larkin called the meeting to order at 6:01 p.m.

Residents'/Guests' Forum: There were no resident(s) or guest(s) in attendance.

Minutes: The Regular Meeting minutes for June 16, 2005 were

approved as written 4-0.

Treasurer's and Finance Committee's Report: Mr. Gardner, the Treasurer, reported on the meeting held with staff on August 23, 2005. The CM provided Mr. Gardner with a report on the Reserve Funds that provides specific information that Mr. Gardner needs. Mr. Gardner went through the other financials, and amplified his desires on the changes in the financials that he desired, and the CM responded that he would be having a meeting with the VWOA CPA in the first part of September. The July report was **approved** for filing and audit 4-0.

Management Report: The Board accepted the report.

Committee Reports:

1. **ARC and Covenants:** The CM advised the Board that the quarterly report would be presented at the October, 2005, regular meeting.
2. **Sports Park:** Mr. Mullen was unable to attend the meeting, and the CM provided a verbal summary of the written report on the summer basketball and soccer summer league results, the rummage sale, and the Annual Picnic.

Unfinished Business:

1. **Status of Street Light Issue:** The CM advised the Board that the street light survey would continue until September 16, 2005, as a result of a typographical error creating an erroneous phone number to call. The results would be included in the November-December 2005 issue of the *Westcreek Times*.

New Business:

1. **Standardization of Architectural Committee Rulings:** The CM requested that this subject be tabled until the September meeting. The Board agreed.
2. **Responses from the Community Center Contractor:** The responses the contractor provided to questions from VWOA were discussed.

The Next Meeting: The CM advised that the next Regular Board meeting will be on September 15, 2005 at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert: The CM advised the Board that September-October 2005 newsletter was at the printer and that it would be distributed on/about September 1, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 6:33 p.m.

Classifieds

Affordable and Dependable. Lawn care Only \$25.00 WOW!!! Call Joel @ 679-0896. Front & Back: Cut-trim-edge-clean-up. Pressure washing: Walkway-driveway-sidewalk only \$40.00.

Avon - Home Interiors - Pampered Chef/Earn free merchandise. Want to view a book - To order - Book a show - Need holiday gifts. Call your Westcreek consultant: Nelly @ 679-0896 or AHPconsultant@yahoo.com. Need a fund-raiser: get 50% of all sales to benefit the organization.

DeckTeck... Restores the natural beauty of your deck by first cleaning to remove old stains, mold & mildew. Then we apply a high quality oil-based sealer-www.decktecksa.com. **Bugmobiles** provides no contract, termite & pest control-www.bugmobilesa.com. Call Gary @ 341-0900. Serving SA for over 25 years.

Handy Services: Call me for your electrical, carpentry, plumbing, painting, pressure washing, handy man, or "honey do" needs. Reasonable rates and free estimates. Pressure wash standard size drive, sidewalk and entryway for \$50.00. Ask for Mark at 313-7018.

Ideal Rentals "Quality Tables and Chairs for any Event". Call us at 210-835-6572 or look us up online @ www.JumpsRFun.com under additional services.

Mom's House Cleaning: Free estimates, high quality - low prices. Military & Senior citizen discounts. Call 380-8066 and ask for Glen or Lisa.

Moonwalk Rentals: Jumps R Fun "Your Neighborhood Moonwalk Rentals." Licensed Spiderman, Disney Princess and Castles available. Call us at 679-7778. Westcreek Residents receive \$10 off! JumpsRFun.com.

Mr. B's Lawn Service. Cut, Trim... Starting at \$25.00. Pressure Wash. Call 674-7825 or 679-5450.

Westcreek Riding Academy: Basic Principles of Horsemanship. Specializing in Safety. Call Donna @ 522-1750. Leave message.

Westcreek Special \$30.00. Front & Back: cut, edge and trim. CMG Lawn Care Co. 210-394-3526.

TV Repair

- * FREE ESTIMATES
- * IN HOME SERVICES
- * AFFORDABLE PRICES
- * BIG SCREENS/VIDEO CAMERAS
- * WE REPAIR ALL BRANDS

396-1332

YOU CAN CALL ANY TIME TO
MAKE AN APPOINTMENT

Westcreek Owners Association Assessment Coupon

4th QTR

\$64.25 DUE 10/1/2005

Finance charges applied 11/1/05

Address: _____

MAIL COUPON WITH PAYMENT TO:
VWOA
P.O. BOX 101076
SAN ANTONIO, TX 78201

Nominating Committee for Board Member Candidates

BY DARRYL RICHARDS

Interested in serving on the Villages of Westcreek Board of Directors? Danita Anderson-Richards, currently Member-At-Large of the Villages of Westcreek Board of Directors, is the Chairman of the VWOA Nominating Committee for Board Member Candidates for the 2006 Annual Meeting. Please submit your name and a half page biography, with emphasis on why you wish to serve on the Board of Directors. You may either bring the information to the office in the Sports Park, marked to the attention of the Nominating Committee Chair, or mail it to:

**VWOA
Attn: Nominating
Committee Chair
12354 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 in x 4.5 in) are \$100 per issue; eighth page ads (2.75 in x 2.25 in) are \$50 per issue. A 10% discount is available for three issue contracts, and a 20% discount is available for six issue contracts with prepayment. Classified advertisements are \$5.00 for three lines of text (55 characters per line); additional lines are \$2.00 each. No discounts are given for classified ads. Ads should be dropped off in the VWOA office or mailed to: Westcreek Times Advertising, 12354 Military Drive West, San Antonio, TX 78253. The deadline for submissions is the 1st 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 (1) 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. **DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

Westcreek Times

Publisher
VWOA

Board of Directors

Editor
VWOA Staff (Interim)

Design and Layout
Mary Kelley

Webmasters
Marc Jacobson

Westcreek Times will be printed six times in 2006. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the January 2006 issue are due **December 1st, 2005**. Items of interest for publication should be submitted to:

VWOA
12354 Military Drive West
San Antonio, TX
78253-6046

PRESORTED STANDARD MAIL
U.S. POSTAGE PAID
SAN ANTONIO, TEXAS
PERMIT NO. 2087

Villages of Westcreek Owners Association
P.O. Box 101076
San Antonio, Texas 78201