



Westcreek Times

January/February 2006
Volume 16 Issue 1

www.villagesofwestcreek.com

Groundbreaking for New Community Center and Pool

By DARRYL RICHARDS

At 10 am on Friday, October 21, 2005, the ground-breaking ceremony for the new Community Center complex took place on the platted site on the Phase II land with representatives from Community National Bank in Castroville, the financial institution funding the project, and The Struthoff Company, the general contractor. Members of the VWOA Board of Directors participating included Mr. Duane Larkin, President; Mr. Cornel Hoskins, Vice President; and Mr. Robert Gardner, Treasurer. Also participating were Ms. Judy Monger, Assistant Community Manager; and Mr. Darryl F. Richards, Community Manager.



Groundbreaking Ceremony Participants (L to R): Bruce Reed (Community National Bank); Trey Wiederstein & Lynn Struthoff (The Struthoff Company), Duane Larkin, Cornel Hoskins, Robert Gardner, Judy Monger, and Darryl Richards

In brief remarks at the ceremony, Mr. Larkin noted that it has been ten years since the subject of a community center was first talked about. "It has been a long time coming. This will provide much-needed additional amenities for the Association. The extra pool will help greatly in meeting the need for another pool because of our growth, and the Community Center will allow residents to book for

exclusive usage for their parties, weddings, and other social functions."

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. The complex is anticipated

to take four to six months for construction, and will be a welcome addition to the amenities of the VWOA.

Saturday Office Hours

The VWOA Office in the Sports Park will be open on Saturday, January 7, 2006 from 11 am to 2 pm so that homeowners can pay assessments and get their VWOA ID cards updated for 2006.

VWOA Annual Meeting & Election of Board of Directors

The 2006 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 19, 2006. Registration will be held from 6:30 p.m. to 6:45 p.m. This will be time to socialize with your neighbors and other residents, and enjoy the refreshments. The meeting itself will begin at 6:45 p.m. and is scheduled to adjourn at 9:00 p.m.

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President's Corner

BY DUANE LARKIN

Parking

It is certainly not a secret that our community is growing, as are communities and businesses around us. Commensurate with growth comes 'challenges' which affect each one of us, i.e., adhering to deed restrictions, house and car break-ins, damage to common and private property (fencing and village identification monuments), speeding, and not stopping at stop signs, to name a few. The county has the responsibility to maintain roadways, mark the roadways for pedestrian safety, and enforce traffic laws on all roads within the *The Villages of Westcreek*. A curb painted red (fire lane) denotes no parking anytime, and parking in a reserved spot (i.e., handicapped) requires an identification card. Parking along a curb not painted red or not marked reserved is permitted. The number of calls to the Association's message line about vehicles being parked on roadways along unmarked curbs in front of someone else's property is on the increase. Marked or unmarked, these are public roadways over which the Association has no authority or control. Respect your neighbor's space - do not park on the road in front of a neighbor's residence.

Assessments

The Villages of Westcreek is a deed-restricted community with mandatory assessments to be paid by each owner of each lot. Documents establishing the community and assessments were filed with Bexar County on January 23, 1987. The assessments, to be paid annually, at that time were set at \$257 per year. The assessments, to be paid annually, remain at \$257 per year. While the assessment of \$257 per year is not a payment for goods or services, but payment for membership in this mandatory association, the Board of Directors expends the funds for the following: an on-site management staff, under the direction of the association's Board of Directors, to collect and provide fiscal management of assessments and oversee maintenance, repair, and upgrades of common property (mow the common grassy areas, maintain the fencing along major roadways (Military Drive West and Westcreek Oaks), maintain entry markers, maintain the clock tower, maintain and provide amenities for the park, and maintain/operate the swimming and wading pools; oversee code compliance operations; plan for/propose future improvements; and (which is currently under construction) a new commu-

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.

nity center complex (community center/office with swimming and wading pools). Because of prudent fiscal management executed by the management staff with board of director oversight, the association has been able to keep assessments at the \$257 per lot per year rate, even with building the new community center complex. The board's intent is not to raise assessments unless/until it becomes necessary.

Annual Meeting

Mark your calendar to attend the general membership meeting on January 19, 2006 at Galm Elementary School on Saxonhill Drive.

2006

As I write this, I find it hard to believe the current year is about to end and a new one is upon us. Best wishes for a safe, happy, and prosperous New Year for all.

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<p>7225 Culebra Rd. (2 blocks Outside Loop 410)</p>		<p>681-WASH (9274)</p>	

Manager's Minute

BY DARRYL RICHARDS

Annual Meeting

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

Regular Office Hours...

Our office hours are 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 16, 2006—Martin Luther King's Birthday

Monday, February 20, 2006—Presidents' Day

2006 Assessments...

The 2006 assessment letter and payment coupons have been mailed. Just a reminder that the First Quarter 2006 assessment is due January 1, 2006. 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.

...and Saturday Hours of Operation

The VWOA Office in the Sports Park will be **open** on *Saturday, January 7, 2006 from 11 am to 2 pm* so that homeowners can pay assessments and get their VWOA ID cards updated for 2006.

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

Covenants Issues

It is getting close to time to take down and put away the holiday decorations... 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.

Need a Job?

VWOA is looking for a few good men (and women).

The Villages of Westcreek Owners' Association is looking for Gate Guards and Life Guards. Gate Guards must be at least 18 years of age. Life Guards must be certified by the American Red Cross and will be paid commensurate with experience and training. Please stop by the Office in the Sports Park and pick up an application. Questions? Please call 679-6617, leave your name, phone number, and the position in which you are interested and you will be contacted.

Editorial Position Available

The Westcreek Times is seeking a person to fill the position of Editor and Design and Layout for the bimonthly newsletter. Responsibilities include design and layout of newsletter as well as coordination of advertising. Candidates should have previous experience with desktop publishing, preferably Adobe PageMaker. For information or to submit an application, please call the Message Line at 679-6617.

Westcreek Owners Association

Assessment Coupon

1st QTR

\$64.25 DUE 1/1/2006

Finance charges applied 2/1/06

Address: _____

MAIL COUPON WITH PAYMENT TO:

VWOA

P.O. BOX 101076

SAN ANTONIO, TX 78201

Candidates for the Board of Directors: Letters to the Community

Three members for the Villages of Westcreek Board of Directors must be elected at the Annual Meeting on January 19, 2006. Watch for Annual Meeting information including your proxy to arrive soon in the mail. Please review this information carefully to ensure that your vote is valid and counted. Biographic letters to the community from candidates can be found below. Additional candidates are welcome. For information about running for the Board or the Annual Meeting, please call the Message Line (679-6617).

Cornel D. Hoskins

I am Cornel D. Hoskins and I have been a member of the Villages of Westcreek Owners' Association, Inc. (VWOA) since July 2000 when I bought my home here. I served in the United States Air Force from 1971 until I retired in 2001. My military assignments included tours in Japan, Pakistan, Saudi Arabia, Pentagon, Maryland, North Dakota, Ohio, Nebraska, Hawaii and Texas. After retirement from the Air Force, I worked as the Standard Coordinator for VWOA. I have taken a leadership role in VWOA, first as the President of the Welcome Committee, and I am presently on the Board of Directors, where I serve as Vice President. In addition, I am the Board liaison with the Sports Park Committee. I have two children (Chanel and Chantel) that attend Galm Elementary. My wife is an active duty military member assigned to Lackland AFB. I have a Bachelor of Science degree in Human Resources/Management from Park University and a MA in Human Resources Management from Webster University. I

am asking for your vote on January 19, 2006 to serve another 2-year term as a member of the Board of Directors.

Duane Larkin

I am a candidate for the Board of Directors to be elected at the January 19, 2006 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 (past and present)
- Past Member and Chair of the Architectural Review Committee
- Past Member and Chair of the Covenants Committee
- Past Member of the ad hoc committee to re-do the fences along Military Drive West and Westcreek Oaks
- Past 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.

The Other Side of the Coin

BY DERRICK FOYLE

Toward the end of 2004, observations for compliance with the Standards of Architectural Design and Maintenance were deemed inadequate. Why? Because it has historically been difficult to maintain a large enough covenants committee to look at all areas, and to make sure that all volunteers were 'observing' to the same standards. We found that most volunteers would not leave 'Notices Of Potential Non-Compliance' at residents' front doors for fear of confrontation. The alternative, mailing of notices, was impractical since current procedures only allow 10 days for discrepancies to be corrected in most cases; some observations must be corrected in one or two days. These problems made the jobs of previous Standards Coordinators difficult at best.

Consequently, the Association authorized the hiring of part-time personnel for 'Standards Compliance' positions in October 2004. I became the Standards Coordinator soon after the first compliance observers were hired. We spent the remainder of 2004 getting used to a new way of doing business with a part-time staff instead of volunteers.

As a matter of information and contrary to the opinions of some residents, our Standards Compliance Monitors DO NOT enter backyards without the permission of the homeowner, and we prefer to conduct Resale Certificate inspections when accompanied by the homeowner. The *Covenants, Conditions, and Restrictions* (CCRs)

DO permit access to the property, including backyards, but this easement is something that we do not use now nor intend to use in the future. There is simply no need for us to enter any backyards in Westcreek. If you wish to be reassured, put a lock on your side gate(s) – the only person you may upset will be the one trying to read your gas or electricity meter!

Another thing we've changed is the discontinuance of the pink-colored form entitled 'Notice of Potential Non-Compliance.' The new reprint of this form is titled "COURTESY NOTICE." The time requirements still exist but the intention is to bring items of non-compliance to your attention on a piece of white paper rather than a "pink slip" with its inherent negative perception.

We discovered that Westcreek had been insufficiently monitored prior to the end of 2004, largely because of lack of human resources but also because of the burgeoning growth of our community (did you know that we have nearly 3,000 homes now and we are heading for 3,500?). We found that many improvements had been installed without Architectural Review Committee (ARC) approval. We make every effort to make this approval "after-the fact" process as painless as possible, up to and including completing a Proposed Improvement Application (PIA) that requires only your signature. Keep in mind that when you bought your home, you agreed to abide by the governing documents of the Association, and the purpose of the Association is to preserve, protect and enhance your property values. Please work with us; we do our utmost to work with you.

VWOA Annual Meeting Agenda

**Thursday, January 19, 2006
Galm Elementary Cafeteria**

6:30 pm: Sign in and Pick up Ballot
(A valid VWOA ID card with 1st quarter
2006 stickers is required)

6:45 pm: Meeting Called to Order

Presentations

**Deputy R.B. Garcia, Crime Prevention Unit,
Bexar County Sheriff's Department**

**State Representative David Liebowitz
(Discussion of Loop 1604 Project)**

**VWOA State of Community
by Cornel Hoskins**

9:00: Meeting Adjourned

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...

With the holidays, I want to decorate my house. Is there a time period that I can leave the decorations up?

Yes. All decorations have to be removed not later than fifteen days after the holiday. For example, if the holiday is on the 5th, the decorations should be removed by the 20th.

There is a big hole in a fence on the north side of Westcreek View. Why hasn't the Association fixed it? It looks very bad.

The hole you mention was caused by a hit and run driver on whom we were unable to obtain any information. Under normal conditions, we do get information on the driver, and the fence repair is the responsibility of the driver's insurance company. The lot on which the fence is located belongs to a homebuilder, and we have contacted the company to repair the fence. The builder has shown no inclination to meet his obligation in this regard, and we have contacted our attorney. At any rate, we hope to get this situation rectified as soon as possible, and we apologize for the delay in getting the fence repaired. You should know that VWOA does not own any fences along Military Drive West, Westcreek View, or Grosenbacher. The fences are the property owner's responsibility for repair (such as the major damage you noted) and replacement. **UPDATE: The fence has been repaired.**

Westcreek Business Owners' Group: Neighborhood Business Networking

BY PAULA ROBERTS

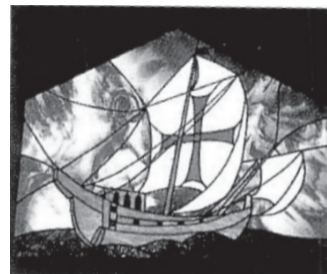
Spreading the word about your business...that is what we want to help you do. We are starting a Westcreek Business Owners Group, a networking group for residents of the Villages of Westcreek who own or manage a business. The purpose of the group is to network, support and learn from each other.

Many of you who are business owners, and offer services and products that are needed and wanted by the residents and business owners right here in the neighborhood and surrounding areas. However, if the residents and business owners do not know you are here, they cannot buy your goods and services. The Business Owners Group will help you get the word out. We will also help each other with business tips and advice.

We will meet once a month for about an hour, with time for networking, training, information sharing, refreshments, and more. We will even have a Featured Business of the Month, which will spotlight different businesses.

Get involved in the community and grow your business, all at the same time! If you would like more information, contact Paula at 210-254-7881.

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Sunday Services: 8:30 & 11:00 am
Sunday School: 10 am (All ages)

New Year's Eve Service 5:30 pm
(Social to follow)

New Year's Day Service 10:00 am

Winter Sunday School Rally Day Jan 8 10:00 am

Spring Adult Inquiry Class begins
Feb. 19
10:00 am

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Expires February 28, 2006

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.

January 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 <i>New Year's Day</i>	2 <i>New Year's Day Observed Office CLOSED</i>	3 ARC 5:00 pm	4	5	6	7 Office Open 11 am - 2 pm
8	9	10	11	12 Sports Park 6:30 pm	13	14
15	16 <i>ML King Day Office CLOSED</i>	17 ARC 5:00 pm	18	19 Annual Meeting 6:15pm Galm Elementary	20	21
22	23	24	25	26	27	28
29	30	31 ARC 5:00 pm				

February 2006

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 <i>Presidents' Day Office CLOSED</i>	21	22	23	24	25
26	27	28 ARC 5:00 pm				

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, September 15, 2005

Attendees:

Board Members: Duane Larkin, presiding; Cornel Hoskins, Robert Gardner and Danita Anderson-Richards. Garrett Doyle arrived shortly after the minutes were approved.

Staff: Darryl Richards, CM.

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

Committee Members/Chairs: Pat Mullen, Sports Park Committee Chair

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

Minutes: The Regular Meeting minutes for August 24, 2005 were **approved** as written 4-0.

Treasurer's and Finance Committee's Report: Mr. Gardner, the Treasurer, provided the September report which was subsequently **approved** for filing and audit 5-0.

Management Report: The Board accepted the report as written.

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 provided his report and limited it to the upcoming Annual Picnic. After completing his report, he departed.

Unfinished Business:

1. **Status of Street Light Issue:** The CM advised the Board that the street light survey would end on September 16, 2005, and that the results would be 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 October meeting. The Board agreed.
2. **Draft 2006 Budget:** The Board agreed to review the budget. Mr. Gardner will meet with the CM on any changes, if needed, and amended copies will be provided to Board members. Should an additional meeting be required, it will be called at a later date.

Additional Agenda Items

3. **Nominating Committee:** With the Annual Meeting scheduled for January 19, 2006, and the election of new Board members, the Board appointed Danita Anderson-Richards as the Nomi-

nating Committee chair and Mrs. Judy Monger and Mr. Derrick Foyle as the additional members of the committee.

4. **Staff Schedule:** After a question on the subject and discussion, the Board unanimously **approved** management staff work schedules.

The Next Meeting: The CM advised that the next Regular Board meeting will be on October 20, 2005, at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert: The CM advised the Board that the deadline for the November-December 2005 newsletter is October 1, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:09 p.m.

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, October 20, 2005

Attendees

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

Staff: Darryl Richards, CM.

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

Committee Members/Chairs: Pat Mullen, Sports Park Committee Chair

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

Minutes: The Regular Meeting minutes for September 15, 2005 were **approved** as written 5-0.

Treasurer's and Finance Committee's Report: Mr. Gardner, the Treasurer, provided the October report which was subsequently **approved** for filing and audit 5-0.

Management Report: The Board unanimously accepted the management report as written.

Committee Reports

1. **Sports Park:** Mr. Mullen provided a written report/meeting minutes concerning the Sports Park Committee's events for the past year, particularly the Annual Picnic. The Board complimented Mr. Mullen on the excellent picnic. He went over the Sports Park budget. He asked to be reimbursed for a disapproved item; the Board concurred by general consensus. Mr. Mullen asked a question about his chairmanship and the Board of Directors unanimously appointed him as Sports Park Committee chair for an additional year. After completing his report, he departed.
2. **ARC and Covenants:** Mr. Foyle provided the quarterly report for Standards Compliance and the Architectural Review Committee, and briefly outlined a new program designed to assist

the ARC. There was a brief discussion of the program.

3. **Nominating Committee:** Mrs. Anderson-Richards provided a verbal report on the results to date of her nominating committee. Mr. Foyle assisted with the report.

Unfinished Business:

1. **2006 Budget:** After discussion of assessments and some line items, the motion was made and seconded to accept the 2006 budget. The Board **approved** 5-0.

New Business:

1. **Standardization of Architectural Committee Rulings:** The CM requested that this subject be tabled until the November meeting. The Board agreed.
2. **Annual Meeting:** The CM advised the Board that the 2006 Annual Meeting will be held on January 19, 2006 at Galm Elementary School, and that the staff was beginning work for the event now. Mr. Hoskins will again give the presentation.
3. **Appointment/Removal of ARC Members:** After discussion, the Board appointed Conni Difuntorum and Sean Donahue as Regular members of the Architectural Review Committee.
4. **Limited Accumulation of PTO by Staff:** After discussion, the motion was made and seconded to allow full time staff members to accumulate up to two years of paid time off. The Board **approved** 5-0.

Additional Agenda Items

5. **Approval of AR 2 and AR 4:** The CM advised the Board of

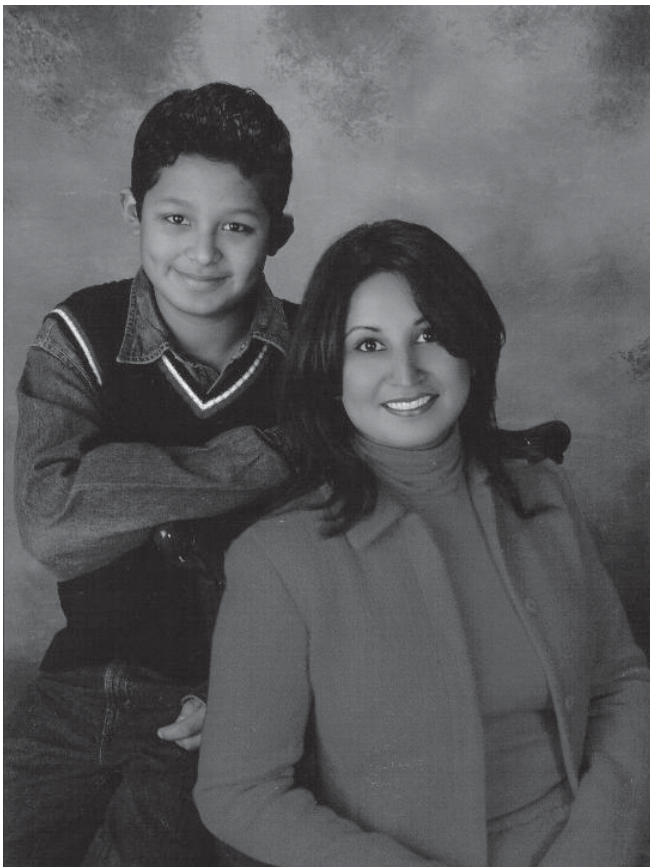
Directors there was no requirement to re-accomplish Administrative Resolution (AR) 2 concerning the establishment of the yearly assessment, and Administrative Resolution (AR) 4, concerning the collection of delinquent assessments, unless there were material changes to either, according to the VWOA attorney. Accordingly, the Board of Directors unanimously approved the continuation of both.

6. **Clock Tower Island:** Mr. Gardner asked about remediation work for the east end of the clock tower island. The CM advised that information on this subject would be obtained from the Texas Department of Transportation (TxDOT) and provided to the Board via email.
7. **Burying of Electric Cables on Military Drive West:** The CM updated the Board on this issue, and will continue to work it. If Bexar County Infrastructure Services is unable to provide a response by November, County Commissioner Rodriguez will be contacted.

The Next Meeting: The CM advised that the next Regular Board meeting will be on November 17, 2005, at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert: The CM advised the Board that the November-December 2005 newsletter will be mailed on/about November 1, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:34 p.m.



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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

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VWOA

Board of Directors

Editor
VWOA Staff (Interim)

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Mary Kelley

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Kika Rogers

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 March 2006 issue are due **February 1st, 2006**. Items of interest for publication should be submitted to:

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San Antonio, TX
78253-6046

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Villages of Westcreek Owners Association
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San Antonio, Texas 78201



Westcreek Times

March/April 2006
Volume 16 Issue 2

www.villagesofwestcreek.com

2006 Annual Meeting at Galm Elementary

BY DARRYL RICHARDS

The 2006 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 19, 2006.

Registration and a social period was took place between 6:30 p.m. and 6:45 p.m. Residents attending the Annual Meeting took this time to socialize with their neighbors and other residents, and enjoy the light refreshments. Mr. Duane Larkin, president of the VWOA Board of Directors called the meeting to order at 7:03 p.m. The first item of business was a presentation on the details of cutting across Military Drive West to connect the utilities of the Community Center and the swimming pool. Mr. Trey Wiederstein of the Struthoff Company (general contractor for the project) gave the presentation.

After the presentation, the minutes of the 2005 meeting were approved with one pen and ink change. 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 new Community Center at 12395 Military Drive West is currently under construction. The Grand Opening will take place in the near future.

The first order of business was the election of new Board members. Two 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, Mrs. Danita Anderson-Richards, chair of the Nominating Committee, opened the proceedings for nominations from the floor. There were no nominations made. Mrs. Anderson-Richards closed the nominations, and declared the three candidates as the new Board. The new Board members are Mr. Duane Larkin, Mr. Cornel Hoskins, and Ms. Heather Mallia.

Guest speakers were Deputy R.B. Garcia of the Bexar County Sheriff's Crime Prevention Unit who spoke on crime prevention and State Representative David Leibowitz who spoke on the status of the 1604 project.

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. A question and answer session and the awarding of several door prizes completed the evening; and the 2006 Annual Meeting adjourned at 9:02.p.m.

New Board of Directors

BY DARRYL RICHARDS

The Organizational Meeting for the VWOA Board of Directors was held after the VWOA Annual Meeting on January 19, 2006. The Board of Directors elect their own officers, and these are the results of that election and the meeting:

Duane Larkin	President
Cornel Hoskins	Vice-President
Danita Anderson-Richards	Secretary
Robert Gardner	Treasurer
Heather Mallia	Member-At-Large

New Hours of Operation

The hours of operation for the new offices located in the Community Center at 12395 Military Drive West are as follows:

Monday through Friday: 9 am to 6 pm
First Saturday of the Month: 9 am to 12 noon
(Closed on Saturday and Sunday except as noted above)

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President's Corner

BY DUANE LARKIN

Annual General Membership Meeting

This year's meeting was held January 19, 2006 in the Galm Elementary School on Saxonhill Drive. Seventy-one residents signed in. The annual meeting has been at this school since the Association was formed in 1987. We are very grateful to Galm for letting us use the facility all these years, and we will tell them so.

There were four presentations at this year's meeting. Mr. Victor Scott, Geronimo Volunteer Fire Department, highlighted activities and funding within Emergency Service District #2, which includes the Villages of Westcreek. Mr. Trey Wiederstein, Project Manager, Struthoff Company, gave an update of the status of the Community Center Complex; specifically, the county insisting on boring under rather than a surface cut across Military Drive West to connect to sewer and water service (boring under is considerably costlier than surface cutting – we are in discussion with the county as they had earlier approved our plan to cut across). Bexar County Deputy Sheriff R. B. Garcia, Crime Prevention, presented information on how to reduce crime (burglaries, auto break-ins, etc.); he can be reached at (210) 226-0303 x220. Representative David Liebowitz updated the status, which is considerably behind schedule, of the widening of FM 1604 from Culebra south to Highway 90. According to him, overpasses at Military Drive West, Potranco Road, and Marbach Road will be constructed only via toll road funding, which is counter to what TxDOT told us sometime back (we intend to get TxDOT to clarify).

Some of the more pertinent questions presented at the meeting are addressed here:

"Can we get speed bumps installed to control speeding?" The county is responsible, but coordination between the Bexar County Sheriff Department, Emergency Services District, Bexar County, and Northside Independent School District would need to take place – we will take the lead with Bexar County on this issue. If you see speeding, get as much information as you can, then telephone the Bexar County Sheriff's Department and register a complaint.

"What can be done about barking dogs, especially at night?" Our CC&Rs do not cover barking dogs, and Bexar County does not have a noise ordinance concerning barking dogs. Suggestion – if barking dogs are a problem in your area, telephone the Bexar County Sheriff's Department and register a complaint (NOTE: Bexar County does have a leash law for control of pets.).

"How about a community-wide clean-up day once a month?" Good question – good idea. This is but one of the things we could do for our community, if people would step forward. Years back, we had such an activity, but it deteriorated as the only people who showed up were members of the BoD, ARC, and Covenants Committee.

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 - Danita Anderson-Richards
Treasurer - Robert Gardner
Member at Large - Heather Mallia

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.

"What can be done about the rash of vehicle break-ins?" Added to this question is the fact 22 vehicles had recently been broken into. The break-ins were close to exits (Kingsbridge & Military Dr West, Castle Hill & Westcreek Oaks, and Creek Ash & Westcreek Oaks, to name three), which afforded the participants a quick escape route. Are these inside or outside jobs? An active COP – Cellular On Patrol – program, sponsored by police departments has been known to have a positive effect on criminal activity, but it takes people. Are you willing? If the answer is yes, please contact Darryl Richards or Judy Monger in the Association office.

As President of the Board of Directors and on behalf of the Board, we stand ready and will do what we can to continue to keep this a community as the desired community in which to live. To contact me or the Board, e-mail us at board@villagesofwestcreek.com or leave a message on the Association message line at 679-6617.

To get involved in your community, leave a message on 679-6617, visit the office, or leave a message with the Board at the e-mail address in the preceding paragraph.

The next annual meeting will be held January 18, 2007. But it will not be held in the Galm Elementary School. Instead, it will be held in our new Community Center currently under construction at the intersection of Military Drive West and Grosenbacher Road. Watch for a "Grand Opening" announcement.

Manager's Minute

BY DARRYL RICHARDS

Just A Quarter...

...and \$64.00 will pay your 2nd Quarter assessments, which are due on April 1, 2006. This is the time to get caught up if you're behind, and to stay current if you're paid up. VWOA documents say that you can't 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'll be able to enjoy the pools. 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 in assuring that second quarter assessments are paid, the office will be open to receive payments and update cards on **Saturday, April 1, 2006 from 9 am to 12 noon**. Please take advantage of this opportunity to be current on your assessments before the swimming season starts in May...

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.

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 8,400...

Photo ID Cards

...and, as long as we're talking about photo ID cards, let's 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 the contracted off-duty Bexar County Sheriff's deputies or other 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 have lanyards and clips that may be purchased at a nominal fee, and have the capability to properly prepare the ID card so that you may use these items to display the ID card.

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.

Dumping is Not Only Stupid, But Illegal

BY DARRYL RICHARDS

There have been several reports of individuals dumping unwanted items and trash in the easements bordering their property. While such practices are clear violations of VWOA *Covenants, Conditions and Restrictions* (CCRs), they are also illegal and subject to stiff fines, and, in some instances, jail time.

Since VWOA governing documents provide for enforcing the covenants, VWOA standards compliance monitors will be paying particular attention to areas where dumping is occurring. Every attempt will be made to secure the cooperation of homeowners in taking necessary corrective cleanup action with Courtesy Notices. However, effective **April 15, 2006**, apparent offenders will be reported to the Bexar County Sheriff's Department for further action.

Westcreek Owners Association

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Proposed Construction in Walgreen's Area (1604 and Military Drive West)

BY DARRYL RICHARDS

During the question and answer session at the 2006 VWOA Annual Meeting at Galm Elementary School on January 19, 2006, the subject of additional construction at the corner of Military Drive West and 1604 was raised. Attendees were advised that a meeting was scheduled with the developer on January 23, 2006, and that the developer had asked for a 30-day continuance from the City of San Antonio Zoning Commission in order to meet with Villages of Westcreek Owners' Association (VWOA) representatives.

On January 23, 2006, Mr. Duane Larkin and Mr. Cornel Hoskins, President and Vice President, respectively, of the VWOA Board of Directors and the senior staff met with representatives of the developer. We learned that the development will be comprehensive in nature. As proposed, there will be an "anchor" retail store such as Kohl's, additional retail stores, possibly a coffee shop, and some eating places. This would be the initial phase of the development. According to the developer's representatives, future development would continue northward toward Culebra.


Additionally we learned that the area behind the proposed strip mall, i.e., to the west on the land between the strip mall and Medio Creek, is slated to be developed as a townhouse area. As envisioned, these will be town homes for sale, not rent, and will be a quality development. We were assured that this town home complex would not be

affordable housing. It also will not be within the Villages of Westcreek Owners' Association.


We provided a list of businesses to the developer's representatives that we consider unacceptable in the proposed strip mall: topless bar/nightclub, bar, liquor store, dry cleaners with on-site processing, used car/new car sales, full service auto repair, tattoo parlor, quick lube, gun store, pay day loans store, any sexually-oriented business, bowling alley, pawn shop, and an amusement arcade (except in conjunction with a restaurant). Obviously, this list is not all inclusive, and may be added to at any time.

Finally, our main concern is the additional proposed exit onto Military Drive West, west of the present exit from Walgreen's. As planned, this will replicate the existing exit, only closer to the bridge. This is a major concern. The potential for very serious traffic congestion is exceptionally high, and we plan to bring this to the attention of the San Antonio Zoning Commission when the development is discussed at the February meeting. We communicated these concerns to the developer's representatives, and will continue to emphasize this concern.

We will keep you advised of future developments as they occur.

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It's Spring! That Means Yard Maintenance

By CANDACE SHARKEY

Here are a few things that the Standards Monitors check when observing residences in the Villages of Westcreek:



- Weed and feed, get rid of those weeds!
- Edge around sidewalks, the driveway and foundation of the house.
- Spray for grass and weeds in the cracks of the driveway and sidewalks.
- Clean up yard waste such as leaves, limbs and such.
- Replace or repair broken or missing landscape edging.
- Check gutters for overflowing conditions, or sagging.
- Check flowerbeds for dead shrubs, weeds.
- Check trees in yard for pruning if needed.
- Repair or replace damaged pickets in fences, or on gates.

Don't forget your back and side yards!

And a thought to keep in mind: would you like to live next door to a neighbor like you?

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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.

March 2006

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 <i>St. Patrick's Day</i>	18
19	20	21	22	23	24	25
26	27	28 ARC 5:00 pm	29	30	31	

April 2006

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

Board of Directors Meeting Minutes

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

Committee Members/Chairs: Pat Mullen, Sports Park Committee Chair

Residents'/Guests' Forum: Paula Roberts and George Roberts. The order of the meeting was suspended at 6:03 p.m. so that Ms. Roberts could make her presentation on forming a Westcreek business owners' group (on the agenda under new business). After a brief discussion, Mr. Larkin advised Ms. Roberts that the Board would take her suggestion under advisement. The order of business resumed at 6:09 p.m.

Minutes: The Regular Meeting minutes for October 20, 2005 were **approved**, as written 3-0.

Committee Reports

1. **Sports Park:** Mr. Mullen provided written meeting minutes concerning the Sports Park Committee's events for the past year. He provided some Sports Park Committee recommendations on some facets of operations and had some questions on the 2006 Sports Park budget. After completing his report, Mr. Mullen departed.
2. **Nominating Committee:** Mrs. Anderson-Richards was absent from the meeting. Mr. Foyle provided the results to date of the Nominating Committee.

Treasurer's and Finance Committee's Report: Mr. Gardner, the Treasurer, provided the November report and advised the Board of some upcoming changes relative to reporting on the Community Center project. He also asked for some changes on the Balance Sheet concerning the Phase II land. The Board subsequently **approved** the report for filing and audit 5-0.

Management Report: After some questions, the Board unanimously accepted the management report as written.

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Unfinished Business:

1. Annual Meeting: The CM advised the Board that the 2006 Annual Meeting will be held on January 19, 2006 at Galm Elementary School, and that the staff was beginning work for the event now. Mr. Hoskins will again give the presentation. The Board asked the CM to ascertain the availability of Representative Liebowitz and/or a Texas Department of Transportation member to make a presentation on the 1604 reconfiguration.

New Business:

1. Westcreek Business Owners Group: Ms. Roberts made her presentation as noted above.
2. Date Change for December 2005 Meeting: Because of the holiday season and the many commitments accruing during this period of the year, the Board changed the date for the December meeting from the 15th to the 8th at 6:00 p.m.
3. Proposed Recreation Director Job Description: The CM provided a proposed job description for a recreation director, and asked for each member to provide input for the position. The subject was tabled until the December meeting.

Additional Agenda Items:

5. Crosswalk at Westcreek Oaks and Creek Summit/Whisper: The Board asked about a crosswalk at the specified location. The CM advised the Board of Directors that he would contact Bexar County Traffic Management for a study.
6. Sprinkler Leaks: The Board brought two leaks to the CM's attention.

7. Burying of Electric Cables on Military Drive West: The CM updated the Board on this issue, and will continue to work it. If Bexar County Infrastructure Services is unable to provide a response by November 18, County Commissioner Rodriguez will be contacted.

The Next Meeting: The CM advised that the next Regular Board meeting will be on December 8, 2005, at 6:00 p.m.

ACTION Items – Communication Items for Newsletter/WC Alert: The CM advised the Board that input for the January – February 2006 newsletter is due by December 10, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:15 p.m.

The Minutes for the December meeting of the Board of Directors have not yet been approved due to the Annual Meeting held in January.

Classifieds

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Moonwalk/Castle Rental: Great for parties or any occasion. Sun.-Sat. Westcreek Special \$60 all day: includes delivery, set-up, pick-up, and tax. Call Marjie or Scott at 268-7576 for Absolute Bounce.

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.

Party Banners and Signs: Birthdays, Anniversaries, any occasion! We can make a custom banner or sign for your party. Starting at just \$20. Call PROMOtivations at (210) 254-7881.

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.

Sign Language: I am a High School Senior who would love to teach you Beginner's American Sign Language. All ages. (240) 416-4543.

Simplicity Soaps and Gifts: Specialty soaps, lotions, and facial kits. Bathe in Shea Butter, Goats Milk and Oatmeal products @www.simplicitysoapsandgifts.com. Where nature and body work together for a more beautiful you.

Amazing Grace Lutheran Church

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

**Dr. Edward J. Kern
Pastor**

3/1	* Ash Wednesday Service:	7:30pm
3/8-4/12	Lenten Bible Studies: (Wednesdays only)	7:15pm
3/8, 3/22 & 4/5	Soup & sandwiches:	6pm
4/9	*Palm Sunday Services:	8:30am & 11am
4/13	* Maundy Thursday:	7:30pm
4/14	Good Friday Prayer Vigil:	6am - 7:30pm
4/14	Good Friday Service:	7:30pm
4/15	*Easter Vigil:	5:30pm
4/16	Easter Services:	
	Sunrise Service:	6:30am
	Easter Breakfast:	7:30am
	* Easter Festival Services:	8:30am & 11am
	Children's Service:	10 am

* indicates Holy Communion served.

Need a Job?

VWOA is looking for a few good men (and women).

The Villages of Westcreek Owners' Association is looking for Gate Guards and Life Guards. Gate Guards must be at least 18 years of age. Life Guards must be certified by the American Red Cross and will be paid commensurate with experience and training. Please stop by the Office in the Sports Park and pick up an application. Questions? Please call 679-6617, leave your name, phone number, and the position in which you are interested and you will be contacted.

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 (3.75 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

Webmaster
Kika Rogers

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 May 2006 issue are due **April 1st, 2006**. 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 2006
Volume 17 Issue 3

www.villagesofwestcreek.com

Opening of VWOA Community Center and Swimming Pool Delayed

By DARRYL RICHARDS

We have been advised by our contractor that the VWOA Community Center and the new swimming pool will be delayed. The delay is a result of changes required in sewer lines and connections in the new subdivision currently being built by McMillen Homes across from the Community Center complex. The VWOA Community Center must connect with the sewer in this subdivision. The delayed beginning of construction by McMillen Homes and the requirements by county and city governments relating to the critical connections of utilities have contributed to the delay.

We do not yet have a specific date for the complex, but best estimates place the connection of sewer utilities in the latter part of June, 2006. We have several tentative bookings of the Community Center prior to this time, and have notified homeowners of the slip-page and that we are unable to actually book their event. We sincerely regret any inconvenience that these circumstances may have caused. We will publicize the actual opening date as soon as we know it.



Calling All Quilters

By: MARIA GOMER

We are trying to get a group together so we can share our knowledge and opinions. Would you like to come to our meeting? We're going to meet at Galm Elementary School (1454 Saxonhill Dr.) the second Friday of the month between 1800-2100. For show and tell bring your latest creation and share with the group. You will be inspired!

Bring your own drink, share some snacks and enjoy quilting, sewing, and crafting talk. Bring a friend to share in the fun. We would like to make the first meeting an enjoyable new activity for the community. We will pick a name for the group and the activities that we can take part in throughout Westcreek during the year. For more information please contact Maria Gomer at 210-679-0465 or email: maria@gomerland.com



Who Knows What Lurks in That Mulch, Leroy? Or, Katrina's Curse

The following was found on the internet and was provided to us by a concerned homeowner. We cannot vouch for its veracity. Even so, it is a cautionary tale, and should make all of us more cognizant of the origin of our mulch as we move into spring and begin working on our yards and landscaping...

If you use mulch around your house, be very careful about buying mulch this year. After the hurricane in New Orleans, many trees were blown over. These trees were, and are, being turned into mulch and Louisiana is trying to get rid of all this mulch to any state or company that will come and haul it away. So it will be showing up in Home Depot and Lowe's at dirt cheap prices with one huge problem: Formosan termites. Formosan termites will be the bonus in many of those bags. New Orleans is one of the few areas in the country where the Formosan termite has gotten a stronghold, and most of the trees blown down were badly infested with them. Now we may have the worst case of transporting a problem to all parts of the country that we have ever had. These termites can eat a house in no time at all, and we have no good control against them, so tell your friends that own a home to avoid cheap mulch and know where it came from.

Book the Sports Park Pavilion for your Summer Parties Today!

For more information please call or stop by the VWOA office.

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President's Corner

By Duane Larkin

Unauthorized Dumping/Disposal of Trash

Furniture, appliances, household garbage in bags, grass clippings, and branches which have been pruned/trimmed have been dumped in open areas such as at the ends of Military Drive West, Westcreek Oaks, Sage Run, Grossenbacher Road at Military Drive West, and in drainage and utility easements and creeks abutting individual properties.

Dumping/disposing trash in unauthorized areas is an unsightly and continuing problem. Not only is it in violation of our Covenants, Conditions, and Restrictions, it puts an ugly face on our community. Dumping trash is punishable with fines ranging from \$400 to \$2,000.

Where to Recycle/Dispose of Trash

All paper products and most plastic products can be recycled. Containers at Galm and Ott Elementary Schools and Luna Middle School take paper products; HEB and other retailers take plastic bags. For information where to dispose household hazard waste, telephone 311. For information where to recycle brush, tree limbs, etc., telephone 311 (brush recycle center is on E Bitters). The Salvation Army (210-223-6877) will take autos, appliances, and furniture. The Boy Scouts pick up aluminum cans the first Saturday of each month. Those items which cannot be recycled can be taken to land fills for proper disposal (Covel Gardens is located in SW San Antonio at 8611 Covel, (210-623-8800).

Littering

It pains me to see paper products, plastic products, and animal feces scattered along major roadways in our community. Litter did not get there by itself, someone threw it there as they drove on their merry way.

Caring for Our Community

Most people care about our environment. People littering and dumping trash in other than approved containers/facilities apparently do not care about our environment. Do your part put trash in its correct place.

A tip of the hat to the residents of our community who pick up trash and animal feces as they walk along our roadways. Thank you.



Villages of Westcreek Owners Association, Inc.

Message Line:

Ph. (210) 679-6617; Fax: (210) 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 - Danita Anderson-Richards
Treasurer - Robert Gardner
Member at Large - Heather Mallia

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.

Do you need to apply for an improvement or not?

BY: DERRICK J. FOYLE

The Standards staff is frequently asked whether or not various proposed improvements have to be applied for. The simple answer to the above question is "yes", but there are some exceptions to this as listed: Back yard patio furniture, flag holders, flagpoles (no longer than 6 feet mounted in flag holders affixed to the dwelling), flagpoles (non-pvc, no taller than 12 feet and at least 15 feet from the curb), gutters/downspouts (where there is no potential for water discharge onto an adjacent property), hose reels affixed to the dwelling, hose reels freestanding, minor/seasonal plantings, painting a house the same color, painting numbers on curbs, portable basketball goals located 15 feet from the street, potted plants in reasonable numbers, replacing like with like, satellite dishes and antennas (except transmission antennas), solar & low voltage yard lights, solar screens (where screen color is compatible with the house brick and trim colors), sprinkler systems installed below ground, storm doors (the full-view type with NO burglar bars), and trampolines.

Although the above items do not have to be applied for, they do need to meet the requirements of the Standards for Architectural Review and Design which all homeowners are provided with in their welcome package. The Standards compliment and expand upon the Declaration of Covenants, Conditions & Restrictions which you are provided with by your Title Company before you close on your home.

If you have any questions regarding the Deed Restrictions, the Standards or any other topic for that matter, please call us at 679-6617 and one of the administrative or standards representatives will usually get back with you the same day.

Manager's Minute

BY DARRYL RICHARDS

The Swimming Season is Upon Us...

...and it is anticipated that the pools will open for weekend hours beginning Saturday, May 6, 2006, 10 a.m. to 8 p.m. However, the opening of the new Community Center pool will be delayed due to circumstances concerning the connection of utilities. Keep this in mind as you review the full summer pool schedule elsewhere in this newsletter.

Photo ID Cards

VWOA has issued over 6,800 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 expand 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, including being allowed entry to the swimming pools. 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 representative of VWOA, and do not have it, you will be asked to leave the Sports Park.

This program reflects the Associations 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, or "stickers" 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 "6", as in 2006. 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 the number designating the quarter for which you have paid will be affixed in the area. 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(s) 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'll mail them back to you. **No loose decals ("stickers") will be distributed.** Decals are closely controlled and affixed to the card 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 we can prepare the ID card so that these items may be used to display the ID card.

Sex Offenders Website

In the past, I have always suggested one particular sex offenders website. However, I would like change that, because I think that there is a better one out there. Enter *national sex offender registry* in your search engine. This web site is easy to use to find out about sex offenders. Understandably, there is continuing concern about this issue. 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 homeowners 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.

Vandalism of Monuments

As a caution, we have had a number of instances of vandalism to fixtures, bulbs, and sprinkler systems, on several of the village monuments. Should you see such damage occurring, please call the Bexar County Sheriff at 335-6000.

Oak Wilt is Deadly to Trees and Costly, Resident Says

By SCOTT SHERRILL (REPRINTED ARTICLE)

Oak Wilt is a major disease caused by a fungus *Ceratocystis fagacearum*. There is currently no cure for this disease. The fungus plugs the water conducting vessels of Live Oak and Red Oaks (found commonly throughout Westcreek) and greatly reduces the flow of water up the stem of the tree. The tree will soon begin to wilt due to lack of water and eventually dies.

Live Oaks, once infected, die within three months to one year. Red Oaks die even quicker, usually within two weeks. Oak Wilt has infected and killed trees throughout South Central Texas, including Bexar County and the San Antonio area. This disease is spread in two ways. Since oak trees tend to have interconnected root systems, one tree may end up infecting another by allowing the fungus to move from tree to tree. The fungus is also spread by beetles carrying the fungal spores from diseased Red Oaks to fresh wounds on healthy oaks. Infected Red Oaks form a fungal mat under the bark that attracts the beetles due to its sweet smell. The fungal mat is the reproductive structure of the disease and produces millions of tiny spores. When the beetles feed on the mat, fungal spores stick to their bodies beginning the infection.

As homeowners, think of the cost of replacing an Oak tree. Think of the years it takes to produce a beautiful Oak. Think of losing one of the benefits of an Oak tree shade. This alone can save you hundreds, if not thousands, in CPS bills by shading your home. Did you know that as Westcreek homeowners, you are required to coat/spray pruning wounds on any tree within two hours of pruning? It is best to do so as soon as the wound occurs. This can be done by using spray pruning paint (available at any home or discount store.) Even latex paint can be used to seal a wound. This will prevent the beetle from infecting your Oaks. Always inspect your trees for damage from a weed eater, lawnmower, rope or tie cuts, and even wounds that may have occurred during the construction of your home. Oak trees are susceptible to infection from February 1 through June 1. But spray wounds whenever they occur.

Firewood is also a transporter of Oak Wilt. Since infected wood can harbor the spores and/or beetles, use care when purchasing firewood. Assure that the wood you are buying is from someone reputable. You may pay more now, but you'll save money in the long run. Many vendors who sell firewood throughout neighborhoods have been known to sell infected wood. As a precaution, store firewood under clear plastic and bury or place rocks along the edges. Clear plastic traps the beetles and unlike black plastic, the black beetles cannot use the light holes to escape. Consider purchasing the rolled paper or wood product logs. Some burn for five or more hours. You'll also do your part by recycling.

If you have any questions or feel your trees may be in danger of Oak Wilt, contact the Texas Forest Service (San Antonio Office) at (210) 633-1025 or the Bexar County Agricultural Extension Service at (210) 467-6578.

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Texas Roadside Assistance

The Texas Department of Public Safety (DPS) has a toll-free number for motorists to use to contact for non-emergency roadside assistance: (800) 525-5555. This number is printed on the back of your Texas drivers license.

This toll-free line has been operated by DPS for several years and is for motorists to use when reporting non-life-threatening situations on Texas roads and highways. DPS then passes the information along to the appropriate local law enforcement agency or DPS office. However, when it is an emergency, call 911.

DPS does not send out a tow truck at the expense of the state of Texas. DPS will either come to assist you or refer you to the local law enforcement agency. If a tow truck is dispatched, the motorist is responsible for any and all costs incurred. Some cities and agencies do have courtesy patrols and roadside trucks to provide non-towing services and they may be dispatched by local agencies when appropriate.

Customers of participating wireless companies Alltel, Nextel, Cingular Wireless, and Verizon Wireless can dial ***DPS (*377)** free of airtime charges anywhere in Texas, and receive roadside assistance for non-emergency situations.

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Don't Block That Sidewalk, My Friend

Whatever day trash day is for you, please don't block the sidewalk with your trash container(s), particularly if the sidewalk in front of your house is used by children going to and coming from schools in the area. If you do, it forces children and those pushing strollers to walk in the street. Be a good neighbor!

Westcreek Owners Association

Assessment Coupon

3rd QTR

\$64.25 DUE 7/1/2006

Finance charges applied 8/1/06

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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.

May 2006

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

June 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>The Sports Park Pool will be open daily from 10am-8pm June 3-30 unless otherwise noted.</i>				1	2	3
4	5	6	7	8 <i>Sports Park Meeting 6:30pm</i>	9	10
11	12	13 <i>ARC Meeting 5pm</i>	14	15 <i>Board of Directors Meeting 6pm</i>	16	17
18	19 <i>Sports Park Pool Open 10am - 4pm Seahorse's Swim Meet</i>	20	21	22	23	24 <i>Rummage Sale 7am - 12pm</i>
25	26 <i>Sports Park Pool Open 10am - 4pm Seahorse's Swim Meet</i>	27 <i>ARC Meeting 5pm</i>	28	29	30	

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners Association, Inc. Thursday, December 8, 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.

Committee Members/Chairs: Pat Mullen, Sports Park Committee Chair

Residents/Guests Forum: No residents or guests were in attendance.

Minutes: The Regular Meeting minutes for November 17, 2005 were **approved**, with one minor pen and ink change, 3-0.

Committee Reports:

1. Sports Park: Mr. Mullen reiterated his intention to step down as Sports Park Chair effective with the Easter Egg hunt. He advised the Board that he was having problems finding a replacement. He also provided some Sports Park Committee recommendations on some facets of operations. He asked about the results of the 2005 budget, and the CM advised that would be available on December 9, 2005. After completing his report, Mr. Mullen departed.

2. Nominating Committee: Mrs. Anderson-Richards was absent from the meeting. Mr. Foyle provided the results to date of the Nominating Committee.

Treasurers and Finance Committees Report:

Mr. Gardner, the Treasurer, expressed some concerns about the Community Center. Information on his concerns was provided. He asked for some additional information on improvement reserves. The CM advised Mr. Gardner that he would get the information and provide it to Mr. Gardner. The Board subsequently approved the report for filing and audit 3-0.

Management Report: After some questions, the Board unanimously accepted the management report as written.

Unfinished Business

1. Proposed Recreation Director Job Description: With some minor changes, the Board of Directors **approved** the position of Recreation Director 3-0. The CM will begin interviews after the holidays.

2. Annual Meeting: The CM advised the Board that the 2006 Annual Meeting will be held on January 19, 2006 at Galm Elementary School, and that the staff was beginning work for the event now. Mr. Hoskins will again give the presentation. The CM advised the Board that he had scheduled Deputy R.B. Garcia of the Bexar County Sheriff's Department Crime Prevention Unit and State Representative David Liebowitz to make presentations; Deputy

Garcia on crime prevention, and Rep. Liebowitz on the 1604 construction project.

3. Crosswalk at Westcreek Oaks and Creek Summit/Whisper: The Board asked about a crosswalk at the specified location. The CM advised the Board of Directors that he had been contacted by Bexar County traffic section and that based upon their study, the number of individuals crossing at the specified locations would not justify the establishment of crosswalks.

4. Burying of Electric Cables on Military Drive West: The CM advised the Board that with the change in purpose for the funds, that a request from Mr. Gabriel Perez, Director of Bexar County Infrastructure Services would have to be made of CPS and the County Commissioners for permission/funding to bury the lines must be obtained. Further, that if permission/funding were approved, there would be costs to the Association. The CM asked that action beyond ascertaining costs not be taken until the situation could be brought to the Board of Directors for review. The CM will continue to follow-up on this issue.

New Business:

1. Proposed Usage Fees For Community Center: After discussion, the Board of Directors approved the fees proposed, with the understanding that the fees would be evaluated on a continuing basis for adjustments if needed.

2. Proposed Hours of Operation for New Offices: After discussion, the Board of Directors approved the hours proposed, with the understanding that the hours would be evaluated on a continuing basis for adjustments if needed.

The Next Meeting: The CM advised that the next meeting will be the Annual Meeting to be held at Galm Elementary School on Thursday, January 19, 2006 at 6:30 p.m. There will be a short Organizational meeting held after the Annual Meeting ends to elect new officers. The next Regular Meeting will be held on Thursday, February 16, 2006 at 6:00 p.m.

ACTION Items Communication Items for Newsletter/WC Alert: The CM advised the Board that input for the January February 2006 newsletter is due by December 10, 2005.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:20 p.m.

The Annual Meeting took the place of the Board of Directors Meeting in January 2006.

Assessment Reminder Service Available for Homeowners!

A free e-mail reminder service is available as a courtesy to homeowners. This service is available through our website www.villagesofwestcreek.com. By subscribing to this service, you will receive a reminder via email approximately 10 days prior to the quarterly due date. A second reminder will be sent 10 days prior to the "late date". You may also print out assessment coupons from this site.

Swimming Lessons Sign-Up

Does your child know how to swim? Sign them up **NOW** for swimming lessons this summer. San Antonio Pool Management (SAPM) will hold lessons right here in your community pool!! These are quality lessons taught by SAPM trained instructors. Your child will be taught a variety of strokes and the classes will focus on teaching water safety. The levels will vary from Toddler all the way to Advanced Swimmer. The lessons cost only \$60.00 per child per session. Each session consists of eight, 40 minute lessons spanning two weeks, Tuesday through Friday at 8:10 AM or 9:05 AM. SAPM will conduct four separate sessions of swimming lessons at the Westcreek Sports Park Pool.

- Session 1 will be June 6 – June 16
- Session 2 will be June 20 – June 30
- Session 3 will be July 11 – July 21
- Session 4 will be July 25 – August 4.

If you would like to register or want more information on swimming lessons contact SAPM at 210-822-8100.



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Expires: July 31, 2006



The swimming pools are for the enjoyment of residents in Westcreek. For your maximum enjoyment and safety, certain rules are necessary. Rules may be amended or added to at any time by the Board of Directors. These rules apply to both VWOA pools.

1. The pools are closed at all times when a lifeguard is not on duty. Pool hours are posted on the premises.
2. Lifeguards, under the authority of the pool manager, are in charge of daily pool operations and are responsible for enforcing pool rules. All persons entering the pool area consent to the posted rules and must obey the reasonable instructions of the on-duty lifeguards or leave the pool area.
3. All persons using the facilities do so at their own risk and in conformance with these Rules. Any person may be ejected from the pool facilities, at the sole discretion of the lifeguard on duty, for violations of the Rules or for any other reason, which, in the lifeguard's judgment constitutes a hazard to others.
4. The Association and its employees are not responsible for accidents or injury; however, the lifeguard must be notified of any injury immediately.
5. The Owners Association, its members, directors, managers, and employees will not be responsible for the loss or damage of any personal property of any kind.
6. All members must show their own, personal current VWOA photo ID card to be admitted to the pools. There will be a charge of \$10.00 for all replacement cards. Swimmers will wear appropriate swimming attire for a family atmosphere.
7.
 - a. All guests, both swimmers and spectators, must register upon entering the pool facilities. Individuals 12 years old are not allowed any guests per current ID Card, individuals 13 - 17 are allowed one (1) guests per current ID Card, 18 and over are limited to two (2) guests per current ID Card. Residents 12 years and above **CANNOT** be guests. **Swimmers must be 12 years or older and have a current VWOA ID card to enter the pool area alone.** Children under 12 accompanied by their parent(s)/resident are not considered guests. Children under 12 brought to the pool by other than their parent(s)/resident will be counted as guests. Members must accompany guests at all times, and be responsible for the behavior of their guests.
 - b. In the event an unaccompanied person under (12) twelve years of age is found in the pool area, an attempt will first be made to contact the individual's parents with a request to pick up the unaccompanied child. If the parents are unavailable, the Gate Guard will contact the Bexar County Sheriff's Department and the child will be reported as abandoned, and the Sheriff will be asked to pick up the child.
8. Persons under the influence of alcohol or drugs will not be permitted within the pool facilities. Alcoholic beverages are not permitted within the pool facility except for private parties approved by the Board of Directors.
9. Glass bottles, gumchewing and smoking are prohibited in the pools. Skates, skateboards, bicycles, etc., are prohibited. Animals, including pets but not including animals for disabled assistance, are prohibited. Birthday parties during normal operating hours are prohibited.
10. Food and drinks will be permitted on the patios in unbreakable nonglass containers only. Do not take food or drinks within 10 feet of the pools edge.
11. Persons with skin disorders or other infectious diseases will not be allowed to enter the pools.
12. Spitting or spouting water, "dunking," running, scuffling, or horseplay of any kind, in or around the pool, will not be allowed. Diving is not allowed. The use of profane language is prohibited and is grounds for ejection.
13. Water sports and games may be allowed at the discretion of the Lifeguard.
14. No glass facemasks, goggles or water weapons will be allowed in the pools. Floating devices attached to the swimmer for safety are allowed. Floating toys, balls, etc., will be allowed at the discretion of the lifeguard.
15. Parents must assume full responsibility for babies in the wading pool. See posted limits for use of the wading pool.
16. Rest room facilities are available and will be used.
17. Anyone not toilettrained must wear plastic pants over disposable diapers in either pool. Please use the restrooms for diaper changes.
18. Use waste receptacles. Keep the area clean. It will be as clean and pleasant as you keep it.
19. The on-duty lifeguards may answer questions regarding pool rules and operations but must not be engaged in casual conversation. The lifeguards are required to watch swimmers at all times.
20. At the discretion of the senior lifeguard, a lap lane may be created for any person wishing to swim laps. This lane will be placed in the center of the pool. As a courtesy, other swimmers should avoid interfering with the lap swimmers while the lane is in use.
21. After a nonadult swimmer has been removed from the pool area for rules violations, his/her parents will be notified. For all swimmers, a third removal from the pools will result in suspension from use of the facility until reinstated by the Board of Directors.
22. Pool facilities operating hours must be strictly adhered to. Please leave the pool facilities no later than fifteen minutes after the designated closing time so the facility may be closed and locked.
23. A rest period is scheduled every hour, on the hour.

Classifieds

Absolute Bounce Moonwalk & Castle Rentals: "Where FUN is just a bounce away!" for any occasion. Westcreek Special: \$65 All Day! Call Marjie or Scott 268-7576.

Affordable and Dependable Lawn Care only \$25.00 WOW!!! Call Joel @ 269-0194. Front & Back: cut-trim-edge-clean-up. Pressure washing: walkway - driveway - sidewalk - only \$40.00.

Avon Sales/Recruiting: Now Hiring. Earn up to 50%. Buy or Sell. Call Kay Collins 679-6278.

Baby-sitter Needed! Responsible sitter needed for on call basis. If you are between the ages of 14-20 and are interested in making some extra spending money please call: 679-9298 and mention this ad.

CANDLES THAT ARE SIMPLY THE BEST! To check them out call Celeste! Gold Canyon Candles: Parties or catalog orders welcome. Earn FREE candles! Fundraising available, business opportunities. Celeste Guidry, 667-7262 or 679-8441 celesteguidry@msn.com.

For Sale: 3 Piece Oak Wall Unit, Rocker/Recliner, Love Seat & Sofa, Antique Desk, Storage Cabinet, Bird Cage & Stand. Call for more info: 679-5984.

GOMERLAND INC. presents Crafts Galore, Wood Burning, Harley Davidson Angels, Hello Kitty Angels, and more. Memory Quilts, Retirement Quilts, T-Shirt Quilt, Baby Quilt, plus more for quilts. Embroidery??? I have it too! Uniform needs new stripes? No problem. For information on all these wonderful items go to www.gomerland.com or sales@gomerland.com or call Maria @ 679-0465.

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.

Mocha-Colored Carpet with pad for sale. Brand new. NEVER USED. 400+ sq.ft. \$75. Call 467-5550.

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

Moving Sale: Antique Sewing Machines, Large Desk, Washing Machine, Baseball Cards, and Multiple Furniture. Call to see. Susan 679-9702

Party Banners and Signs: Birthdays, Anniversaries, any occasion! We can make a custom banner or sign for your party. Starting at just \$20. Call PROMOtivations at (210) 254-7881.

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Sign Language: I am a High School Senior who would love to teach you Beginner's American Sign Language. All ages. (210) 416-4543.

Spring Cleanup!!! No Problem!!! Special offer to Westcreek Residents: show me your card. You'll get: FREE 1st hour of cleanup at your home when you use my services. Valid: ONE TIME OFFER. Contact by www.gomerland.com or sales@gomerland.com or call Maria @ 679-0465. Leave a message on the machine. Thanks!!!

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Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Saturday Vespers: 5:30 pm

Sunday Services: 8:30 & 11:00 am

Sunday School: 10 am (All ages)

Helotes Cornyval: Thursday, May 4 - Sunday, May 7
Come by our Sloppy Joe booth!

Mother's Day: Sunday, May 14 - Bring Mom to Church!

Outdoor Service w/ Praise Team: Sunday, May 28, 10am

Father's Day: Sunday, June 18 - Bring Dad to Church!

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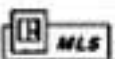
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Each Office is Independently Owned And Operated

Need a Job?

VWOA is looking for a few good men (and women).

The Villages of Westcreek Owners' Association is looking for Gate Guards. Gate Guards must be at least 18 years of age. Please stop by the Office in the Sports Park and pick up an application. Questions? Please call 679-6617, leave your name and phone number and you will be contacted.

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 (3.75 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

Tara McMeans

Webmaster

Kika Rogers

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 July 2006 issue are due **June 1st, 2006**. Items of interest for publication should be submitted to:

VWOA

12354 Military Drive West
San Antonio, TX
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Westcreek Times

JULY/AUGUST 2006

Volume 16 Issue 4

www.villagesofwestcreek.com

Westcreek Business Owners' Group Neighborhood Networking

By Paula Roberts

Spreading the word about your business...that's what we want to help you do. Come join the **Westcreek Business Owners Group**, a networking group for residents of the Villages of Westcreek who own or manage a business. The purpose of the group is to network, support and learn from each other.

We meet once a month for about 1½ hours, with time for networking, training, information sharing, refreshments and more. We even have a Featured Business of the Month, which spotlights a neighborhood business.

In the past 6 months, we've shared referrals, learned business tips, done joint advertising ventures and grown our businesses. Come be a part of it. There's no fee to join and no commitment. Call Paula at 254-7881 for more information.

Also...we are planning a **Business Expo** for the month of September. All WC business owners can showcase their businesses to the residents of WC, showing them the products and services available right here in their neighborhood. The tentative date for the expo is Sep 9, 2006 at the new WC community center. If you are interested in participating in this program, please contact SherMerree Conn (679-8214) or Paula Roberts (254-7881) by July 20th to reserve a space for your business. The cost per table has not yet been determined.

VWOA Community Center Project Capital Campaign Results

Before construction began on the Community Center and new swimming pool project, VWOA contacted each builder by letter. The purpose of the letter was to solicit one-time contributions to assist in defraying a portion of the construction costs of the project. The builders contacted were: Armadillo Homes, Centex Homes, Classic Century Homes, and DR Horton. The only response to this pre-construction solicitation was a generous donation from DR Horton.

As the project was nearing completion, post-construction solicitations were sent to the following builders: Armadillo Homes, Centex Homes, Classic Century Homes, and Lennar Homes. We received no responses to this written solicitation from the companies contacted. We want to thank, once again, DR Horton for its generous contribution to the Villages of Westcreek Owners' Association Capital Campaign.

Frequently Asked Questions

By: Candace Sharkey, Assistant Standards Coordinator

1. Why and when do the tennis courts get locked?

The tennis courts get locked due to recurring vandalism. If you used the courts in the past you know that the nets and poles were ruined due to the vandalism. As of March 2006, the nets were repaired, at a significant cost, so at that time we started to lock the courts in the evening to prevent any new damage.

As for the time that the courts get locked, we try to make it no earlier than 8:00 pm. This may change, however, when the lights are installed around the tennis court. We will try leaving them unlocked, unless of course the vandalism starts again.

While on the subject, let's address locking the Pavilion public bathroom. The bathroom gets locked when the tennis court gets locked. We started locking the bathrooms later in the day per many requests by homeowners. However, this will change if the vandalism continues in the bathroom. It is a drain on funds to be replacing broken fixtures because people choose to be destructive. If this problem continues, the bathroom will be locked when the office closes.

2. Will the new pool be open to ALL Westcreek homeowners?

Yes, BOTH pools will be open to ALL Westcreek homeowners.

3. What is being built across the street from the new Community Center?

McMillin Homes is building two new villages, The Park and The Reserve, which will have a total of 162 new homes.

4. What will be in the new Community Center?

The new Community Center will house the offices for the staff. Also there is a 2,100 square foot social events area that is available (all or part) for booking for exclusive use. If you have an upcoming event, check with the office for rates and availability on this amenity.

Eventually the Community Center area will be the "natural" area. All sports facilities will remain in the Sports Park. The trailer will be removed when the offices are relocated to the Community Center.

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President's Corner

BY DUANE LARKIN

Safe Summer

School is out and travel and vacations are here, and one month of summer vacation has gone by! Wherever your travels take you and wherever you go on vacation, please return safely.

New Community Center Complex

Will and when will we get there? We will get there; when is just a matter of time. Our original acceptance/move-in date was late February or early March, but that was dependent upon connecting to the sewer system, which is being done by McMillin Homes. We have not been successful in getting a firm completion date from McMillin Homes. It is frustrating, to say the least, to see the facility sitting there and not being able to use it.

Clock Tower

A little over a month ago as of this writing, electrical and water service to the clock tower at the Military Drive West entrance was literally cut off. When confronted, the contractor overseeing the development (supposedly a multi-story, climate-controlled storage facility and an Exxon Tiger Mart at the SW corner of Military Drive West & FM 1604) related he had no idea electrical and water lines were there, even though an electrical meter and sprinkler controller were visibly attached to the brick wall. He is working with us to restore electrical and water service and to locate the meter and sprinkler controller at a location specified by us. In the meantime, the contractor has made/is making arrangements with TXDOT for them to water on a weekly basis the island on which the clock tower sits.

Water Preservation

We all should be aware this summer is starting out to be hot and dry. The temperatures and lack of rainfall we are experiencing now are what we normally experience in July, August and into September. Please use water as efficiently as possible.

VWOA Adds Recreation Director Staff Position

BY: DARRYL F. RICHARDS

With the present and future growth of the Villages of Westcreek, the Board of Directors approved the position of Recreation Director. The intent is to foster enhanced utilization of Westcreek amenities, including the new Community Center.

We have hired Amy Gliba, a highly qualified individual who graduated from North Texas State in 2001 in Program Management, with emphasis on sports and recreation management, and a minor in therapeutic recreation. Look elsewhere in this newsletter for a survey developed by Amy to ascertain interest in various activities for the future for VWOA residents. She and her husband live in the Villages of Westcreek.

Villages of Westcreek Owners Association, Inc.

Message Line:

Ph. (210) 679-6617; Fax: (210) 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 - Danita Anderson-Richards
Member at Large - Heather Mallia

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Derrick Foyle, Standards Coordinator
Candace Sharkey, Assistant Standards Coordinator
Grace Briggs, Administrative Assistant
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.

Manager's Minute

BY DARRYL RICHARDS

It's Fourth of July 2006...

...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...

Hey, Dude, That Vehicle Isn't Allowed in the Park!

Recently, we have seen an upsurge in the number of ATVs and dirt bikes being ridden in the Sports Park.

Any type of vehicle is not allowed in the park except in the parking lot, and such vehicles have to be street legal. Please do not ride in the Sports Park! Also, if you have rented the Pavilion, parking at the Pavilion is not permitted!

Speaking of Your ID Card, Just Some Reminders...

Third (3rd) Quarter assessments were due on July 1, 2006.

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 SAS 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 remainder of the year: Payment for the remaining two quarters of the year is also an option, should you choose to do so. If this option is chosen, your card will be updated through December 31, 2006.

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

In the past, I have always suggested one particular sex offender's website. However, I want to change that, because I think that there is a better one out there. Enter *national sex offender registry* in your search engine. This web site is easy to use to find out about sex offenders. Understandably, there is continuing concern about this issue. Please take the time to educate yourself, and your children, about this subject.

After Hours Appointments

Keep in mind that if you can't make it into the office during our office hours of 9 am to 6 pm on Monday, or 9am 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.

Resale Certificates: Do You Really Need One?

By DERRICK FOYLE

A resale certificate is an instrument which is used to convey to a home buyer the state or health of the community association which he or she will be a part of. The certificate also advises a buyer of association policies regarding property improvements, assessments, assessment collection and legal issues. Included in the resale package is a copy of the Association insurance certificate, budget and balance sheets, the Declaration of Covenants, Conditions and Restrictions, a Maintenance Standards guide, the Association By-Laws and Association Rules.

Many San Antonio realtors routinely advise their selling clients to request from The Villages Of Westcreek Homeowners' Association the issue of a resale certificate, but you may wish to remind your realtor of the following:

Fact 1: A resale certificate is required by Texas Law **only** if a buyer makes it a **condition of contract** that a such certificate be provided.

Fact 2: On average, approximately 30 homes per month are sold in Westcreek, but only about 20% of buyers request resale certificates.

We can issue a resale certificate to any homeowner who requests one personally, but if your realtor requests one and wishes to collect it from our office we will require a copy of the Listing Agreement to prove that he/she is acting as your agent. A resale certificate will cost \$150.00 which is why we try to talk you out of requesting one and suggest that you try to refer your buyers to our website for information. Additionally, the certificates are time-sensitive and are no longer valid after 90 days; in fact, some of the information can change daily and persons relying upon the data are advised to request an update every 30 days.

So who really needs a resale certificate anyway?

Perhaps everyone should consider one, but the bottom line is that a certificate is required only if your buyer insists upon receiving one and puts that requirement in the sales contract. Certainly, most buyers will appreciate advance knowledge of what they are buying into in terms of restrictions, maintenance standards and by-laws in a Deed-Restricted community but you can always advise them to download this information from our website at www.villagesofwestcreek.com for free!

You absolutely have to have one

Just call 679-6617 at any time (24/7) and let us know that you are requesting a resale certificate; please leave your name, address and phone number, and we will return your call. We will start to prepare the certificate, assemble the enclosures and conduct a property inspection to ensure that all observed improvements have been applied for and authorized by the Architectural Review Committee; this one check alone ensures that the incoming homeowner is not inconvenienced because of unauthorized construction by the previous owner. We will also check your property file for outstanding covenants violations or other discrepancies. We are, in fact, allowed a period of 10 days by Texas law to research and prepare resale certificates; however, the process normally takes no longer than 2 or 3 days and we do appreciate as much notice as possible.

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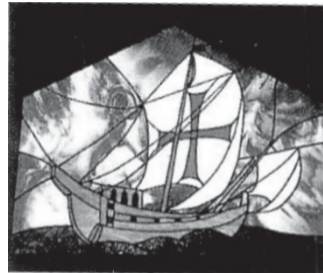
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All meeting times and places are subject to change; check the meeting schedule in the association office. Meetings are usually held in the association office in the Sports Park. The Board of Directors meets the third Thursday of each month at 6:00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

July 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 <i>Office Closed Independence Day</i>	5	6 <i>Basketball League (ages 12+) 7pm-9pm</i>	7	8 <i>Youth Basketball League (ages 11 & under) 8am-12 noon</i>
9	10 <i>Volleyball League 7pm-9pm</i>	11 <i>ARC Meeting 5pm</i>	12	13 <i>Sports Park Meeting 6:30pm Basketball League (ages 12+) 7pm-9pm</i>	14	15 <i>Youth Basketball League (ages 11 & under) 8am-12 noon</i>
16	17 <i>Volleyball League 7pm-9pm</i>	18	19	20 <i>Board of Directors Meeting 6pm Basketball League (ages 12+) 7pm-9pm</i>	21	22 <i>Youth Basketball League (ages 11 & under) 8am-12 noon</i>
23 30	24 <i>Volleyball League 7pm-9pm</i> 31	25 <i>ARC Meeting 5pm</i>	26	27 <i>Basketball League (ages 12+) 7pm-9pm</i>	28	29 <i>Youth Basketball League (ages 11 & under) 8am-12 noon</i>

August 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Shortened Pool Hours Begin August 21 M-F 4 pm to 8 pm, Sat-Sun 10 am to 8 pm		1 <i>ARC Meeting 5pm</i>	2	3	4	5
6	7	8	9	10 <i>Sports Park Meeting 6:30pm</i>	11	12
13	14	15 <i>ARC Meeting 5pm</i>	16	17 <i>Board of Directors Meeting 6pm</i>	18	19
20	21	22	23	24	25	26
27	28	29 <i>ARC Meeting 5pm</i>	30	31		

Board of Directors Meeting Minutes

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, February 16, 2006**

Attendees:

Board Members: Duane Larkin, presiding; Cornel Hoskins, Robert Gardner, and Heather Mallia. Danita Anderson-Richards arrived after the meeting had been called to order.

Staff: Darryl Richards, CM.

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

Committee Members/Chairs: Pat Mullen, Sports Park Committee Chair

Residents/Guests Forum: No residents or guests were in attendance.

Minutes: The Regular Meeting minutes for December 8, 2005 and the January 19, 2006 Organizational Minutes were unanimously **approved** by the Board of Directors, with one minor pen and ink change, 3-0.

Committee Reports:

1. Sports Park: Prior to approval of the minutes, the meeting was suspended at 6:19 p.m. so that Mr. Mullen could make his presentation. He provided copies of the Sports Park Committee minutes for December 2005 and January 2006. As part of his presentation, he asked if the Board would have any objections to soliciting outside commercial firms for financial assistance on some Villages of Westcreek projects. After discussion, the Board asked him to provide a detailed plan to the Board for their review. Mr. Mullen concluded his presentation at 6:52, and the regular meeting resumed. Mr. Mullen departed.

A Villages of Westcreek resident provided a listing of areas within the Villages of Westcreek where some additional work is needed.

2. Covenants Committee: Mr. Richards presented the 2005 report and answered questions.

Treasurers and Finance Committees Report:

There were some questions on the financials requiring further research. The CM indicated that he would deliver the meeting packets earlier for the March meeting and that if Mr. Gardner had questions, please contact the CM so that he might have enough time to respond appropriately prior to the meeting. The Board **approved** the report for filing and audit 5-0.

Management Report:

After some questions on PTO, Mr. Larkin asked Mrs. Danita Anderson-Richards to look at the issue and report to the Board at the March meeting. The Board unanimously accepted the management report as written.

Unfinished Business:

1. Proposed Usage Fees For Community Center: This issue was tabled until the March meeting.

New Business:

1. Renewal of San Antonio Pool Management Contract: After discussion, the Board of Directors approved the renewal of the contract for operation of the pools; the contract cost was very favorable and competitive. After discussion, the Board voted to approve a one-year contract extension 4-0, with one abstention.

The Next Meeting: The next Regular meeting will be held on Thursday, March 16, 2006 at 6:00 p.m.

ACTION Items Communication Items for Newsletter/WC

Alert: The CM advised the Board that March/April 2006 newsletter will be mailed before the end of February 2006.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:53 p.m.

Board of Directors Meeting Minutes

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, March 23, 2006**

(NOTE: This Regular Meeting, originally scheduled for March 16, 2006, was postponed to this date.)

Attendees:

Board Members: Duane Larkin, presiding; Robert Gardner, and Heather Mallia.

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

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

Committee Members/Chairs: Pat Mullen, Sports Park Committee Chair

Residents/Guests Forum: Denise Martinez, Villages of Westcreek Seahorses Swim Team

Minutes: The Regular Meeting minutes for February 16, 2006, were unanimously **approved** by the Board of Directors 3-0.

Committee Reports:

1. Sports Park: Mr. Mullen made his presentation on the Sports Park Committee, with emphasis on the Easter Egg Hunt. He also prioritized several projects under consideration, as the Board had asked in February.

Swim Team: The regular order of business was suspended at 6:22 p.m. so that Ms. Denise Martinez could provide information on the 2006 Villages of Westcreek Seahorse Swim Team season. One issue raised was allowing non-residents to participate on the swim

team. The Board of Directors disapproved. The second issue was the fact that swimmers' mothers and younger siblings not on the swim team use the kiddie pool during swim practices. After discussion and no consensus on the part of the Board, Mr. Larkin told Ms. Martinez that the matter would be taken under advisement, and that a decision on the matter would be made before the April 20, 2006, regular meeting.

Treasurer's and Finance Committee's Report: After brief discussion, the report was approved for filing and audit by the Board.

Management Report: After discussion about an adult beverage policy at the Community Center, the Board unanimously accepted the management report as written.

Unfinished Business:

None (The PTO issue was scheduled for this meeting, but Ms. Anderson-Richards was unable to attend the meeting. Mr. Larkin said that he would contact her.)

New Business:

1. Office Furniture for the New Community Center: Before this item was discussed, the CM was able to contact Mr. Hoskins at home. The meeting briefly recessed until Mr. Hoskins arrived. Mr. Hoskins volunteered to work with staff and Mr. Gardner, the Treasurer, on obtaining furniture, and the many other items that will be required for the Community Center Project. No objections were voiced by any Board members about this arrangement.

2. Swim Team: Please note the above suspension of the meeting.

ADDITIONAL AGENDA ITEMS

3. Grand Opening for the Community Center: In accordance with desires voiced by Mr. Larkin and Mr. Hoskins, a proposal for an invitation only Grand Opening on May 5, 2006, and an Open House for Villages of Westcreek residents on May 20, 2006 were approved. The Mayor of San Antonio, the San Antonio City Manager, and KSAT (ABC 13), WOAI (NBC 3) and KENS (CBS 5) added to the list of invitees to the invitation only ceremony.

4. Walk-Through of Community Center: Mr. Gardner stated that the Board of Directors should do the final walk-through of the Community Center, and cited several "punch list"-type items that he had noted. Mr. Larkin stated that not only the Board, but the staff, would participate in any review of the facility. The CM and ACM stated that many of the items had already been brought to the attention of the job superintendent, and corrective action was already taking place.

5. Erosion on Westcreek Oaks: Mr. Gardner noted that there was erosion on the north side of Westcreek Oaks between the Woods monument and the bridge over Caracol Creek.

6. Temporary Entrances to Villages of Westcreek: Mr. Gardner complained about the Texas Department of Transportation contractors' construction of the temporary entrances to the Villages of Westcreek on Military Drive West and Westcreek Oaks. He asked that TexDoT be contacted to see if any improvements can be made.

The Next Meeting: At this time, the next Regular meeting will be held on Thursday, April 20, 2006 at 6:00 p.m. at the Community Center at 12395 Military Drive West.

ACTION Items Communication Items for Newsletter/WC

Alert: The CM advised the Board that the deadline for the May/June 2006 newsletter is April 10, 2006.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:45 p.m.

Northwest Vista Hosts Community Conversations on "Achieve The Dream"

The Alamo Community College District, including Northwest Vista College, is part of "Achieve the Dream," a national initiative to help more community college students succeed, particularly students of color and low-income students. The meeting will be held August 19, 2006 at Northwest Vista College.

The mission of the "Achieve the Dream" initiative is to improve results for the nation's community college students. An important dimension of this work is reaching out and engaging critical stakeholders within the surrounding community. This opportunity for public dialogue is called "Community Conversations." The meeting on August 19, 2006, will be held from 9:30am to 12:30pm and lunch and childcare will be provided to participants.

For further information, questions or comments, please contact Kori Schneider at 348-2280 or kschneid@accd.edu.

Westcreek Owners Association

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Sports Park Update

What you want to know about what's goin' on at the sports park!



Volume 2 Issue 4

July - August 2006

Fabulous New Community Center To Open At Last!

New Complex is Beautiful!

by Pat Mullen, VWOA SPC Chairperson

At the time of this article's writing, a lot of preparations have been made for the opening of the Community Center. A great big Congratulations and Thank You goes out to the VWOA Board of Directors (BOD), the VWOA Office Staff and all the other people responsible for getting through all of the obstacles that had to be overcome in order for this great new amenity and focal point of our community becoming a reality! All of the angst, frustrations and delays the city, state and county threw at our community between the start and finish of this project were triumphed over and, judging by the beauty of our newest addition, the efforts put forth were well worth the results!

There are many things that can be done and events that can take place in our new facility; however, please have some patience as everyone gets settled in, the kinks get ironed out and the usage schedules get planned and made for the future. We all surely see the great potential the new Community Center holds for our enjoyment with various classes, get togethers, and celebrations of all types possible. There is an obvious need then for careful consideration given to all suggestions, wants and needs offered by our residents.

The Community Center's opening is of great interest to us all, though it is not the only happening taking place this Spring and Summer in our neighborhood. Examples of other happenings are the hiring of a Recreation Director for our community, lighting the Basketball and Tennis Courts, and the return of our refereed pick-up sports leagues. We are in the midst of planning for possible Basketball, Soccer, and Baseball pick-up leagues with Volleyball and Flag Football as other considerations. If you have experience with coaching or refereeing sports teams we need your help in establishing and running these games. If you can help, please contact us by using the message line at 679-6617, stop by the office or show up at a Sports Park Committee meeting on the second Thursday of any month at 6:30pm in the community office.

This is an exciting time in our community and many things are planned or are being planned. However, not everything is going to happen quickly but it will happen surely, and we ask for your patience as we make the plans and proposals and execute those plans. As always, if you are able to lend an idea or a hand don't hesitate to contact us as we are always in need of ideas and experience in planning events and with us busy planning for the Annual Picnic we would be happy to have you. So, join us and help your community enjoy our great amenities!

"...Great new amenity and focal point of our community becoming a reality!"

VWOA July Pick-up Sports Leagues are back!

The VWOA Sports Park Committee (SPC) is planning to host various sports pick-up leagues. We will start with basketball for ages 12 and over on Thursday nights from 7pm - 9pm and ages 8 to 12 on Saturday mornings from 9am-11am in July. Certified officials will referee the games with an awards party for participants at the end. With the addition of a Recreation Director to the VWOA staff, we hope to be able to expand the activities available to VWOA residents. Please see the survey on the opposite side of this sheet for further details.

The swimming pools are for the enjoyment of Westcreek residents in good standing and their guests. The following schedule for 2006 is provided for your information.

JUNE, JULY, AND THROUGH AUGUST 20, 2006

Beginning Saturday, June 3, and continuing through Sunday, August 20, the pool will be open from 10 am to 8 pm. **NOTE: Two swim meets will be hosted by the Villages of Westcreek Seahorses at the Sports Park Pool. The Sports Park pool will be closed at 4:00 pm on the below-listed swim meet dates in order to prepare for the meet. The dates for these events are as follows:**

Oakwell Farms, Monday, June 19; Warm-up at 5:00 pm; Meet at 6:00 pm.

Northchase, Monday, June 26. Warm-up at 5:00 pm; Meet at 6:00 pm.

The Community Center Pool will open for swimming sometime after July 15 with the above hours of operation.

SHORTENED HOURS OF OPERATION START AUGUST 21-31, 2006

Monday through Friday, August 21 - August 25, 4:30 pm to 8 pm

Saturday and Sunday, August 26 - August 27, 10 am to 8 pm

Monday through Thursday, August 28-August 31, 4:30 pm to 8 pm

SEPTEMBER 2006

Friday, September 1, 4:30 pm to 8 pm

Saturday and Sunday, September 2 - September 3, 10 am to 8 pm

Monday, September 4, 10 am to 8 pm

LABOR DAY WEEKEND HOURS BEGIN

Saturday and Sunday, September 9 - September 10, 10 am to 8 pm

Saturday and Sunday, September 16 - September 17, 10 am to 8 pm

Saturday and Sunday, September 23 - September 24, 10 am to 8 pm

SEASON ENDS, POOLS CLOSE

Villages of Westcreek Owners' Association Recreation Program Survey

As many of you know, the new VWOA Community Center and swimming pool will open soon. Along with the exciting new facilities comes the ability to develop a variety of classes, programs and leagues to fit our community. Please take the time to fill out this survey and let us know what programs you would like to see and return it to the Sports Park Office.

Please circle all programs desired.

What sporting programs would you like to see at the Sports Park?

Adult Basketball
Youth Basketball
Youth Soccer

Adult Tennis
Youth Tennis
Tournaments

Adult Softball
Youth Baseball
Leagues

What family programs would you like to see develop at VWOA?

Family Game Night
Holiday Yard Decorating Contest
Holiday Pictures w/ Characters

Friday Movie Matinee
Bike/Trike Parade

Picnic/Cookouts
Halloween Costume Contest

What type of classes/ how-to seminar's would you be interested in?

Financial Planning/Budgeting
Jewelry Making
Health and Nutrition
Scrapbooking/Stamping

Stress Management
Xeriscaping
First Aid/CPR
Sewing/Quilting

Cooking
Stained Glass
Babysitting

What type of Health/Fitness Classes would you like to see at VWOA?

Women's Weight Training
Circuit Classes
Water Aerobics

Kickboxing
5K Training Groups

Fit Over Fifty
Walking Club

Other Programs: (Please be specific. Include age groups, days and times)

Are you a craft fanatic? Do you have a skill to share? Would you like to teach?

If you have a talent or skill you would like to share with others in our community please include a brief summary along with your contact information. Let's look to our neighbors to better our community. Information provided will help to develop programs and classes.

Help make VWOA more wonderful!

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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

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 (3.75 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

Tara McMeans

Webmaster

Kika Rogers

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 September 2006 issue are due **August 1st, 2006**. Items of interest for publication should be submitted to:

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Westcreek Times

SEPTEMBER/ OCTOBER 2006

Volume 16 Issue 5

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Business Expo Is Scheduled For September!

BY: PAULA ROBERTS

Attention All Westcreek Residents: You will want to mark your calendars for this event! On Saturday, September 9, 2006 you are invited to attend the First Annual Westcreek Business Owners' Group Expo, showcasing business owners who work and live right outside your back door in The Villages of Westcreek. Why drive around looking for the products and services you need, or end up using a total stranger, when we are here and ready to serve you? Come be our guest for refreshments, music, door prizes, fun and information regarding the businesses that are here to serve you. Come share in the fun!

When: Saturday, September 9th 2006
Where: Westcreek Community Center
Time: 10:00 AM to 3:00 PM

Expect to have fun, share refreshments, win prizes and learn more about your neighborhood Westcreek Business Owners' Group. For questions please call SherMerree Conn 679-8214 or Paula Roberts 254-7881.



New VWOA Community Center Is Open!

BY: DARRYL F. RICHARDS

Friday, July 28, 2006 was the last day of business at the Sports Park modular office. The new VWOA Community Center complex was opened for business on Monday, July 31, 2006, ending a week of operation between the two offices, as the final movement of office documents and equipment was completed.

The complex located at 12395 Military Drive West is composed of a new swimming pool and the Community Center building. In addition to VWOA office space, the Community Center has an assembly hall that can be booked for exclusive usage for social events, such as weddings, birthday parties, holiday functions, as well as business meetings and the like. This assembly hall is capable of being divided in half for smaller functions if needed. The Community Center also has a full kitchen available for booking with the assembly hall (or portion thereof) for exclusive use.

The Message Line number is still the same at 679-6617. With the holidays approaching, it would be best to book your event soon.

Note: The Community Center office will be closed from 10am-12 noon on Friday, September 15th.

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Back to School



WELCOME BACK
Please remember to watch
your speed in posted
school zones before and
after school.

President's Corner

BY: DUANE LARKIN

FINALLY! The long-awaited move into the much-anticipated new community center with its swimming pools has finally happened!

A bit of history leading up to this significant event is in order. In January 1987, SASA (San Antonio Savings Association) filed a document titled Covenants, Conditions, and Restrictions with Bexar County, a precursor to developing the Villages of Westcreek. In December 1994, managing the Villages of Westcreek transferred from an outside, off-site management company (Maximum Management Resources, Inc.) to in-house, on-site management. Commensurate with that action, the once separate Property Owner's Association and Homeowner's Association merged into the Village of Westcreek Owners' Association. In 1995, an initial attempt to fund, through a special assessment, and build a permanent facility at the Sports Park was voted down by the membership. Until 1998, meetings to run the community were held where ever space could be found (Resolution Trust Corporation, Maximum Management Resources, Inc., Centex Model Homes, and owner's homes). In 1998, a full time manager was hired and moved into a single-wide modular office located on sports park property. That single-wide modular office, which was later replaced by a double-wide, was placed there "temporarily." "Temporarily" turned out to last eight years, but it did provide space to house a growing management staff and to hold meetings. In late 2001, the association purchased 26 acres on which to build a community center and pool. Meetings to plan to build the center and pool started shortly thereafter. Suffice it to say, the management staff and board of directors had no idea of the challenges ahead of them! Challenges included interviewing and selecting a financial backer, interviewing and selecting a builder, obtaining a plat, and obtaining the required permits. Obtaining a plat and permits were the most frustrating. Finally, ground breaking took place in October 2005, and construction began on October 25, 2005. Build out was set for February 28, 2006. Because of difficulty in getting sewer connections completed, the move-in date kept sliding. Except for the final walk-through, the building was completed by March 31, 2006, but a certification of occupancy was required before occupancy could occur. Connecting to the sewer line proved to be a frustratingly big challenge. At long last, connection was completed in late July, and the approval and certification was received shortly thereafter. Move-in was started, and we began the first day of business in the new building on July 31, 2006 four months after completing the community center.

However, even with the challenges that faced us in getting the construction completed, we are in the facility now. It is anticipated the new community center with its pool and the other existing amenities at the sports park will meet the needs of the community for years to come.

A tip-of-the-hat and recognition to Darryl and his staff in getting the community center built and moved into. They put in considerable extra time and effort to make it happen. Thank you, Darryl and crew.

An open house is scheduled for Saturday, September 16, 2006 at the new community from 9 AM to 12 noon for all members in good standing. See you there.

Villages of Westcreek Owners Association, Inc.

Message Line:

Ph. (210) 679-6617; Fax: (210) 679-0040
This 24-hour message system may be used to leave messages for the Board, staff, and committees.

President - Duane Larkin

Vice President - Cornel Hoskins
Secretary - Danita Anderson-Richards
Member at Large - Heather Mallia

Address:

The VWOA office is at 12395 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.

Staff:

Darryl Richards, Community Manager
Judy Monger, Assistant Community Manager
Derrick Foyle, Standards Coordinator
Amy Gliba, Recreation Director
Candace Sharkey, Administrative Assistant
Grace Briggs, Administrative Assistant
Mark Tamborello, Maintenance
Carl Verhagen, Pavilion Attendant

Internet and Email:

www.villagesofwestcreek.com

Board Members Email:

board@villagesofwestcreek.com

Staff Email:

staff@villagesofwestcreek.com

Board of Directors:

Committees & Chairs:

Architectural Review, Steve Potts
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.

Manager's Minute

BY: DARRYL RICHARDS

Change in Pool Hours...

The days and hours for the pools changed on August 21, 2006, which marked the beginning of shortened hours of operation. The pools will be open Monday through Friday, 4:30 PM to 8 PM and weekend hours will be 10 AM to 8 PM on both Saturday and Sunday. Monday, September 4, 2006, Labor Day, the pool will be open 10 AM to 8 PM. Weekend hours will begin after Labor Day. The pools will be open weekends only on the following dates for the month of September: 9-10, 16-17, and 23-24 from 10 AM to 8 PM. The pools close for the season on Sunday, September 24, 2006 at 8 PM. **Since this is the first year that we have had two pools, the Board of Directors will closely evaluate the usage of the pools, and reserves the right to make changes in the published pool schedule should the pools' usage not justify the operation of both pools. Such changes will be posted at the pools.**

Make Plans to Attend the VWOA Annual Picnic...

Come enjoy the VWOA Annual Picnic to be held on Saturday, September 30, 2006. 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 Saturday, September 30, 2006 and remember, be there, or be square!

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

The 4th Quarter assessment is due on October 1, 2006. That is a Sunday, and the office will not be open that day. Instead, we will be open on Saturday, September 30 (the day of the Annual Picnic), from 9 AM to 12 noon so that you may come to the office, pay your 4th quarter assessment, and update your VWOA ID card(s). 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 Community Center, 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, SEPTEMBER 30, 2006, FROM 9 AM TO 12 NOON SO THAT YOU MAY PAY YOUR 4TH QUARTER ASSESSMENT AND HAVE YOUR CARDS UPDATED.

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's 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 in both the packaging and the candy and snack items themselves.

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've 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 several organizations, primarily churches, which have "fall festivals" as an alternative to "trick or treating" in the neighborhood.

Serious Business

Please avail yourself of information relating to sex offenders; one of the easiest ways to do that is using your computer. Enter *national sex offender registry* in your search engine. This web site is easy to use to find out about sex offenders. Understandably, there is continuing concern this about this issue. Please take the time to educate yourself, and your children, about 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. And for those who use construction dumpsters, or the trash barrels in the Sports Park, that is called "theft of services."

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Is Yoga For You?

BY: AMY GLIBA

Considering it's thousands of years old, it might seem silly to say that yoga has come a long way in recent years. But as mind/body exercise continues to take hold, the practice of yoga has moved from the alternative to the mainstream.

Today's hectic lifestyle has left many of us wondering how to manage the stress that comes along with it. While regular aerobic exercise and strength training can help, it isn't the complete answer. Some believe yoga is the piece you need to complete the puzzle of keeping both the body and the mind fit.

A trend worth following

Now, before you start conjuring up images of zoned-out new-agers in pretzel-like positions chanting mantras, consider this: Yoga is an ancient practice that can help you deal with the stress of modern life. And, more and more people stressed out or not, are discovering the benefits of yoga.

In fact, it has been reported that more than six million Americans are now practicing some form of yoga. Yoga, which means to yoke or unite, is the practice of uniting all aspects of a person - body, mind and spirit - through physical postures, breathing exercises and meditation. Flexibility, strength and muscle tone improve quickly as the mind and body work together in harmony and unison.

Choose your yoga

There are several different branches of yoga, each with its own unique focus. Hatha yoga, the most widely practiced form, emphasizes concentration and consists of gentle stretching and strengthening exercises.

A time to relax

For some, yoga is a primary means of relaxation, something that is often difficult to achieve in the high-stress, high-speed world we live in. Regardless of which type you choose, yoga is an excellent way to stretch and strengthen the body, focus the mind and relax the spirit. In fact, most modern stress-reduction techniques are based on the principles of yoga.

Research suggests that heart patients utilize yoga exercises, breathing and relaxation techniques to reverse symptoms of heart disease. Current research indicates that stress-related diseases respond favorably to this type of approach.

A yoga workout

Yoga is a great way not only to relax, but also to improve your performance in other activities. Once you have learned a few yoga moves and breathing techniques, they can easily be integrated into your regular fitness routine.

So don't let any preconceived notions of yoga keep you from enjoying the benefits of this dynamic mind/body exercise.

Westcreek Yoga starts October 2nd!

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From A Standards Perspective

By: DERRICK J. FOYLE

Parking, Etiquette Or Law?

How often do you drive into a cul-de-sac and experience problems negotiating the circle because of inconsiderate parking? Do you see vehicles with 2 front wheels (or back wheels for that matter) parked against the curb? It would be either etiquette or just plain neighborly if individuals parked their vehicles with one front wheel and one rear wheel close to the curb to be considerate to other drivers. Well, guess what folks, it is also **TEXAS LAW** for a vehicle to be parked with one front wheel and one back wheel no more than 18 inches from a curb (i.e. 'side-on' parking only). Emergency vehicles need to have sufficient room to quickly and safely negotiate a cul-de-sac 24/7 and you will receive a citation or automatic-fine from the emergency services if your vehicle is observed to be parked illegally.

Moving right along to another parking issue. Parking in driveways is fine as long as the sidewalk is not blocked. We have received a lot of complaints regarding vehicles blocking sidewalks; this is not only illegal but exceptionally inconsiderate to those of our residents who use the sidewalks, particularly those residents who have to use wheel-chairs. Such occurrences reported to the Association by residents will be immediately passed along to the Bexar County Sheriff's Office. If homeowners want a more prompt response to a parking issue, cut out the middle people (us), and call the Sheriff's Office direct at 355-6000.

. . . and, finally, if you park illegally when you attend the quarterly Community 'yard' sales at Galm Elementary School, you may earn a buck or two at the sale but it might cost you a \$160 parking fine if you park illegally. This happened at the last two yard sales. The VWOA sponsors the yard sales, but where you park is your decision and responsibility.

Back Yard Access, Yet Again!

I have attempted to lay this topic to rest so many times in the past but it keeps returning far too frequently. Let me state, unequivocally, that if any resident can prove beyond doubt that a Standards Compliance monitor has entered his/her back yard without being invited by the current property occupant, then that monitor will be required to cease employment with the VWOA. I will, at this point, remind everyone that we absolutely do have the legal right to enter any yard in Westcreek, but this is simply something which we have not exercised in the past and have no intention of exercising in the future in the interests of resident privacy.

If you are still not convinced by the above assurance, please put a lock on your gate/s; actually, I encourage this for your personal security and the only person you may upset will be the person who reads your electricity meter!

Virtually all complaints concerning back yard condition/problems are called-in to the office by other residents.

Do You Know Your Standards Representative?

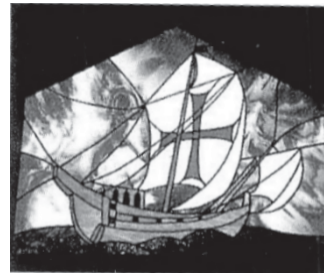
We have 5 Standards Monitors who take care of approximately 600 homes each and we will add to this number as required. The current team members and areas of responsibility are listed follow:

Charlie: Forest, Quail Meadow, Pointe, Royal Oaks and Country Oaks. **Gene:** Wynwood, Estates and Summit. **Tara:** Bluffs, Hills, Willowbrook, Hollow and Gardens. She will also have the Reserve and Park when those villages are started. **Oswald:** Woods and Vistas. **Alicia:** Oaks and Highpoint.

Additionally, we just hired Cheryl as our sixth, and final, monitor. Cheryl will be working with other monitors initially and we welcome her to the team.

Please ask your Standards Monitors for information on any Westcreek topic if you see them, and they will research the information you require and get back to you.

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Pastor

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Sunday Services: 8:30 & 11:00 am
Sunday School: 10 am (All ages)

September 16 Prayer Brunch
10 am Program by San Antonio Chorale
11 am Brunch

October 21 Fall Festival 10am – 6pm, Food Vendors,
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Community Center Calendar of Events

Mondays: Open Volleyball 6:30pm-8:30pm

September 4: Scrap N Crop 3pm-10pm

September 5: Westcreek Tigers Classes Begin

September 9: Business Expo 10am-3pm

September 15: Movie Night 7pm-10pm

September 18: Memory Organization 6pm-8pm

October 2: Yoga and Weight Training Begins

October 2: Scrap N Crop 3pm-10pm

October 9: How Money Works (Pt.1) 7pm-9pm

October 16: How Money Works (Pt. 2) 7pm-9pm

October 20: Movie Night 7pm-10pm

October 23: Scrapping for Non-Scrappers 6pm-8pm

All Events Require Pre-Registration

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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 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 <i>Pool Open 4:30pm-8 pm</i>	2 <i>Pool Open 10am-8 pm</i>
3 <i>Pool Open 10am-8 pm</i>	4 <i>Labor Day Office Closed Pool Open 10am-8 pm</i>	5 <i>Karate Begins</i>	6	7	8	9 <i>Business Expo 10am-3pm Pool Open 10am-8 pm</i>
10 <i>Pool Open 10am-8 pm</i>	11	12 <i>ARC Meeting 4pm</i>	13	14 <i>Sports Park Meeting 6:30pm</i>	15	16 <i>Rummage Sale 7am-12pm Open House 9am-12pm Pool Open 10am-8pm</i>
17 <i>Pool Open 10am-8 pm</i>	18	19	20	21 <i>Board of Directors Meeting 6pm</i>	22	23 <i>Pool Open 10am-8 pm</i>
24 <i>Pool Open 10am-8 pm Pools Close for Season</i>	25	26 <i>ARC Meeting 4pm</i>	27	28	29	30 <i>Annual Picnic 2pm-7pm Office Open 9am-12pm</i>

October 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <i>Weight Training & Yoga Begin</i>	3 <i>ARC Meeting 4pm</i>	4	5	6	7
8	9 <i>Columbus Day Office Closed</i>	10	11 <i>Standards Committee Info Session 6p-8p</i>	12 <i>Sports Park Meeting 6:30pm</i>	13	14
15	16	17 <i>ARC Meeting 4pm</i>	18	19 <i>Board of Directors Meeting 6pm</i>	20	21
22	23	24	25	26	27	28
29	30	31 <i>ARC Meeting 4pm Halloween</i>				

Board of Directors Meeting Minutes

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, April 20, 2006**

Attendees:

Board Members: Duane Larkin, presiding; Cornel Hoskins, Danita Anderson-Richards, and Heather Mallia.

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

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

Committee Members/Chairs/Residents: Pat Mullen, Sports Park Committee Chair

Residents'/Guests' Forum: Denise Martinez, Villages of Westcreek Seahorses Swim Team; Mr. Mark Fee, Ms. Susan Tharp, Kathy Villareal, James Giacobbe, Lorraine Rankin, James Rankin, Lara Voigt, Paula Roberts, and Ray Frausto.

Minutes: The Regular Meeting minutes for March 23, 2006, were unanimously **approved** by the Board of Directors 4-0.

Committee Reports:

1. Sports Park: Mr. Mullen verbally discussed the written minutes of the Sports Park Committee.

Swim Team: The regular order of business was suspended at 6:08 p.m. so that the Board's disapproval of swimmers' mothers and younger siblings not on the swim team using the kiddie pool during swim practices could be discussed. After discussion, Mr. Larkin told Ms. Martinez that the matter would be reviewed in Executive Session, and that Ms. Martinez would be advised of the results. At 6:25 p.m., the regular order of business resumed.

Treasurer's and Finance Committee's Report: In the absence of the Treasurer, the CM went through the report. After brief discussion, the report was **approved** for filing and audit by the Board.

Management Report: The Board accepted the management report as written.

Unfinished Business:

1. Swim Team: Note suspension of business above.
2. Grand Opening of Community Center: Because of the delay caused by the lack of a sewer hookup on the south side of Military Drive West, the opening of the Community Center and the pool will be delayed until mid- to late-June. As soon as the CM has a more definitive date, the Board will be advised and Grand Opening/Open House arrangements will be finalized.
3. Walk-Through of Community Center: The CM advised the Board that walk-through of the project with the contractor would occur at 10 a.m. on Tuesday, May 2, 2006.
4. Erosion on Westcreek Oaks: VWOA maintenance will review the area to see if corrective action can be taken in house, or if an outside contractor must be used.

5. Temporary Entrances to Villages of Westcreek: The CM has written to the Texas Department of Transportation to see if the existing entrances can be improved in terms of smoothness, line of sight at the intersection with 1604, particularly at Westcreek Oaks. The CM will provide a response when received.

New Business:

1. Brick Walls at Westcreek Oaks and Military Drive Entrances/Exits: In response to a query by Mr. Larkin, the CM contacted the Texas Department of Transportation to see if the presently existing walls at Westcreek Oaks and Military Drive West would be removed at this time during the expansion of 1604 by the Texas Department of Transportation. The answer was no.
2. Sprinkler Systems at Westcreek Oaks and Military Drive Entrances/Exits: Both sprinkler systems are operational at this time.
3. Cooperative Effort Discussions/Caracol Heights and VWOA: The Caracol Heights representative was not available for the meeting, and the subject was tabled until the next meeting in May.
4. Business Group Expo: Ms. Roberts presented a preliminary, verbal plan for an expo of business/business owners in the area to be held in the future. After discussion, the Board asked for a written plan in more detail in the future.

Just prior to adjournment, a resident asked if VWOA could arrange for a dumpster drop for large items disposal in the Villages of Westcreek. The CM advised he would follow up with county/commercial agencies on the issue and report at the next board meeting.

The Next Meeting: The next Regular meeting will be held on Thursday, April 20, 2006 at 6:00 p.m. at the Sports Park office.

ACTION Items Communication Items for Newsletter/WC Alert: The CM advised the Board that the May/June 2006 newsletter is at the printers.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:15 p.m.

Board of Directors Meeting Minutes

**Regular Meeting of the Board of Directors
Village of Westcreek Owners' Association, Inc.
Thursday, May 25, 2006**

(This meeting was rescheduled to May 25, 2006, due to the lack of a quorum for the May 18, 2006 meeting)

Attendees:

Board Members: Duane Larkin, presiding; Cornel Hoskins, Danita Anderson-Richards, and Heather Mallia.

Staff: Darryl Richards, CM

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

Committee Members/Chairs/Residents: Pat Mullen, Sports Park Committee Chair, Roger and Olga Spotswood, Jason Cornelison, Sandy McManus, Paula Roberts, Jerry Washington, and Howard Herrington.

Residents'/Guests' Forum: Mr. Jason Cornelison made a computer-based presentation on his request for a variance to the CCRs requirements for placement of a shed. Sandy McManus made a presentation relating to martial arts classes in the new Community Center. Olga Spotswood stated a desire to have senior citizen activities in the new Community Center.

Minutes: The Regular Meeting minutes for April 20, 2006, were unanimously **approved** by the Board of Directors 4-0.

Committee Reports:

Sports Park: Mr. Mullen gave a verbal report on the Sports Park minutes. He asked the Board of Directors to approve the sale of snow cones at the upcoming Rummage Sale, and the Board took it under advisement. Mr. Mullen indicated that he was almost finished as Sports Park Chair, and that planning needed to begin for the Annual Picnic. The CM asked that Mr. Mullen work with him on the Picnic issue.

Treasurer's and Finance Committee's Report: In the absence of the Treasurer, the CM went through the report. Answering a question from Mr. Hoskins, the CM advised that no additional bills for construction of the Community will be submitted until after the Community Center is entirely finished. After brief discussion, the report was **approved** for filing and audit by the Board.

Management Report: The Board accepted the management report as written.

Unfinished Business:

1. Brick Walls at Westcreek Oaks and Military Drive Entrances/Exits: The CM explained that the demolition of the wall at the Military Drive West entrance was done by the developer without prior coordination with VWOA. This action has cut power and water to the clock tower island, and the CM is working to get these services restored as quickly as possible. The walls at the Westcreek Oaks entrance are on VWOA property.
2. Sprinkler Systems at Westcreek Oaks and Military Drive Entrances/Exits: The sprinkler system at Westcreek Oaks is working. As noted in 1 above, the sprinkler system at the Military Drive entrance is not.
3. Cooperative Effort Discussions/Caracol Heights and VWOA: This subject has been dropped due to lack of follow-up by the Caracol Heights representative.
4. Business Group Expo: Ms. Roberts presented a written plan. The Board approved the second Saturday in September at the new Community Center. Ms. Roberts will begin detailed planning

New Business:

1. Advertisements in the Westcreek Times: The subject was tabled until the June 15, 2006 meeting.
2. Neighborhood Clean-Up/Dumpster: The CM provided the information obtained from Waste Management; he was asked to contact the city of San Antonio to obtain more information.

The Next Meeting: The next Regular meeting will be held on Thursday, June 15, 2006 at 6:00 p.m. at the Sports Park office.

ACTION Items Communication Items for Newsletter/WC Alert: The CM advised the Board that input for the July/August 2006 newsletter is June 10, 2006.

Adjournment: There being no further items before the Board, the meeting adjourned at 7:24 p.m.

2005 Audit Completed

BY: DARRYL F. RICHARDS

The Board of Directors has seen fit to require a full audit every fiscal year. This practice is the most prudent and is the clearest way to discharge the fiduciary duty with which the Board is charged.

The discussion draft of the 2005 audit for review by the Board of Directors was received after the June 2006 Board meeting. The July meeting was cancelled because of the move to the new Community Center. Consequently, the audit will be discussed at the August meeting and is expected to be approved. Those portions of the audit normally disseminated are expected to be available in September.

We apologize for the delay.



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Geronimo Village Volunteer Fire Department FYI

BY: KEN LEMANSKI, GERONIMO VILLAGE VFD, VWOA RESIDENT

The Geronimo Village Volunteer Fire Department serves The Villages of Westcreek subdivision. The department is celebrating its 35th Anniversary this December. The department handles all fire, rescue and hazardous material calls in our area. We also first respond to all medical calls for American Medical Response (AMR) ambulance service. This means if you call for an ambulance a fire truck will respond to your house. The few minutes we can get to your home before the ambulance arrives can make the difference between life and death.

Our name maybe a little misleading we are actually a combined fire department with part time paid staff members who are on duty twenty-four hours a day. On staff, we currently have thirty-five paid part time staff members that are augmented by fifty volunteer Firefighters and Emergency Medical Technicians (EMT's). All of our paid staff members are state certified firefighters and certified Emergency Medical Technicians. Several of our EMT's are also Paramedics and Intermediate EMT's. We strive in providing a professional image and service to the public whom we serve.

We have several upcoming events in the near future. On Sunday, October 8, 2006 from 11:30 until the food runs out we will be holding our semi-annual BBQ fundraiser at our Central Station located on Talley Road. We will also be hosting Santa Claus and some of his helpers on Saturday, December 16, 2006 from 12:00 PM until 3:00 PM, also at the Central Station. We will be providing an opportunity for the children to see Santa and have a picture taken with him. Refreshments will also be provided.

The Board of Directors of the Geronimo Village Volunteer Fire Department has decided to do away with the Santa Run program this year. This decision was made because of the growth of our service area and the rising costs of fuel and maintenance.

The first Monday of each month is our Business Meeting held in our hall at 7:00 PM. This is the meeting when we recognize new members. The Central Station, Meeting Hall and the BBQ Hut are all located on the same piece of property at 2096 Talley Road. If you take Westcreek View Drive out from Grossenbacher and turn right,

the fire department is approximately two miles down Talley Road on the right hand side of the street. We can also be found at our website: www.geronimovillagevfd.org. On our website you will find an application for membership and the paid staff positions.

Please come out any time and see what *your* fire department is doing for you. Our staff and members would be more than willing to show you around the station and the equipment, provided they are not busy with a call. (We are averaging 180 calls a month right now!)

VWOA Recreation Takes Flight

BY: AMY GLIBA

Despite its name, Recreation takes a great deal of time and work, but after weeks of planning some of the sweat and tears are paying off. September 2006 marks the kick off of the VWOA Recreation Program! We have many exciting programs in the works; everything from fitness and language classes to seasonal and sporting events. The office has received some great feedback from the surveys that went out in the July Newsletter and we hope to initiate some of the suggested programs.

In the mean time, we have some great programs and classes lined up to keep us busy. The most exciting program being the start of the Westcreek Tigers Martial Arts Program, under the instruction of Sensei Sandy McManus. Sandy began studying Martial Arts in 1981 and received her first black belt in Kyokushinkia Karate in 1987 and received her second degree in 1991. She also has her third degree black belt in Shotokan Karate, which is the style she will be teaching. Sandy has been teaching for over 15 years and has owned two of her own studios. She and her family will be permanently settling in Westcreek after a plentiful military career. The Westcreek Tigers Martial Arts Program will include karate for all ages, women's self defense and kickboxing. Check the calendar or stop by the VWOA office for more information.

With all great programs comes a need for great volunteers. Without volunteers, many of our programs would not and will not be possible. So if you are a scout, coach, parent or just anxious to volunteer . . . we need you! Volunteering with the VWOA recreation department is also a great way for students to complete their volunteer hours!



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Expires: October 31, 2006

Reminder for Homeowners Who Sublet

BY: GRACE G. BRIGGS

Homeowners who elect to lease their properties need to be particularly careful in assuring that their quarterly payments are paid on time, or, if possible, pay for the entire year at one time. This will allow their tenants to utilize the facilities that Westcreek has to offer year round, especially during the summer months when the children are out of school and greatly utilize the pools, basketball court, tennis courts, the playground, softball/baseball fields, soccer/football fields at the Sports Park.

Making sure that the assessments are paid is an excellent opportunity for homeowners who sublet their properties to allow their tenants to get involved in the many wonderful activities and special events here at the Villages of Westcreek. The swimming pools are great amenities for the younger children to enjoy the water activities, such as the Westcreek Seahorse Swim Team, as well as just to "cool off" during these hot days of summer.

If the quarterly assessments are not current, the tenants/residents are not allowed to utilize any of the amenities.

Additionally, new homeowners bring their HUD1/Settlement Statement form when they first visit our office to obtain their ID cards in order to use our amenities, particularly if they have just closed. It sometimes takes as long as 3 to 6 weeks for paperwork from the title company to reach VWOA and be entered into our database. Having this form with them when they visit our office would expedite the issuance of ID cards for all family members 12 years old and older. Our goal is to provide efficient service to all eligible Westcreek residents.

Spurs Coyote to Appear at Galm Elementary Girl Scout Rally!

BY: TARA McMEANS

Get your girls involved in something great! Girl Scouts offer girls the opportunity to discover fun, friendship, and life skills. Through a myriad of enriching experiences, such as extraordinary field trips, sports skill-building clinics, community service projects, cultural exchanges, and environmental stewardships, girls grow courageous and strong.

Galm Elementary will be hosting this years Girl Scout Rally for girls in grades K-5 on Thursday, September 14, 2006. The Rally officially kicks off the new school year with current Scouts and new girls wanting to register. This year the Spurs Coyote will be making a special appearance to show his support for our Westcreek Scouts. Come by to register or just to see what Girl Scouts is all about!

If you have any questions about Girl Scouts, registration, or the event please call Tara McMeans at 679-9298.

Classifieds

Affordable and Dependable Lawn Care only \$25.00 WOW!!! Call Joel @ 269-0194. Front & Back: cut-trim-edge-clean-up. Pressure washing: walkway - driveway - sidewalk - only \$40.00.

Avon Sales/Recruiting: Now Hiring. Earn up to 50%. Buy or Sell. Call Kay Collins 679-6278.

Ceramic Tile Installation: *Starting at \$1.25 sq.ft.*, Free Estimates, Guaranteed Work, Very Reasonable Prices, I live in Westcreek! Please Call Troy 789-4205

Cheap Printing: Special 5,000 full color flyer/postcards for only \$125! Design Print Promote! We offer the best print quality in San Antonio for the lowest prices!!! Need business cards, mailers, door hangers, brochures, etc.? We are your one stop shop for print advertising. For more info visit www.designprintpromote.net or call 679-9575 ask for Tara

DJ Services for any occasion: Professional DJ services at a fraction of the cost! Affordable & Available for gatherings of any size. Westcreek Resident & Proudly serving in the US Military. Call Big City Productions @ 679-9575 email: silk70@aol.com or visit: www.bcpd.com

Foss Remodeling & Design, Inc. Specializing in Kitchens, Bathrooms & Additions since 1969 in Chicago is now in San Antonio to service your needs. Please call 675-3300 (if no answer, call 847-274-7600).

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.

JT Landscape: Fertilizer applications, mowing, edging, tree trimming and landscaping. Call Jimmy Thomas @ 679-6832

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-Recognized by Golf Course Superintendents Association of America as National Environmental Steward Award Winner

-Westcreek Resident

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

Motorcycle, Pool Table, Sleeper Sofa, Baby Clothes, Lots of Toys For Sale: 2005 Kawasaki ZX-6R w/Summer & Winter Jackets, HLMT/GLVS Incl. Title in Hand. \$6,900 obo. Call for more info 679-9298.

Personalized Childrens Books: Unique gift idea for birthdays, holidays, and special occasions. *Twenty* titles to choose from. Our personalized books encourage your child to read because your child is the *star of the story*. Visit www.yourpersonalizedstorybook.com or 679-6943.

The Pampered Chef has multipurpose kitchen tools & time saving recipes that make cooking quick & easy. Call Robyn @ 437-0380 to book a kitchen show and earn free stuff or go online to place an order. www.pamperedchef.biz/wild4pamperedchef

Westcreek Riding Academy Teaching basic principles of Horsemanship. \$35/Lesson. Donna 210-522-1750.



Community Center Open House

Saturday, September 16, 2006 9am-12pm

The Board of Directors and staff will be hosting an Open House at the new Community Center for Villages of Westcreek Residents. Coffee and cake will be served. Please take this opportunity to come see the new VWOA Community Center.

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 (3.75 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, 12395 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

Tara McMeans

Webmaster

Kika Rogers

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 November 2006 issue are due **October 1st 2006**. Items of interest for publication should be submitted to:

VWOA
12395 Military Drive West
San Antonio, TX
78253-6046

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

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Westcreek Times

NOVEMBER/DECEMBER 2006

Volume 16 Issue 6

www.villagesofwestcreek.com

Community Center Open House Held for Westcreek Residents

BY: DARRYL F. RICHARDS

All residents in good standing were invited to visit the new Community Center at 12395 Military Drive West from 9 am to 12 noon on Saturday, September 16, 2006. Mr. Duane Larkin, President of the Villages of Westcreek Owners' Association, Inc., Board of Directors and other staff members were on hand to welcome those residents choosing to visit the new facilities.

Coffee, cake, and punch were served and guests were given a tour of the new facility.



Community Center Formally Opens

BY: DARRYL F. RICHARDS

The new Community Center at 12395 Military Drive West had its formal opening on Friday, September 15, 2006. The festivities began at 11 am, and were presided over by Mr. Duane Larkin, President of the Villages of Westcreek Owners' Association, Inc. Board of Directors. During his brief remarks, Mr. Larkin noted that the Community Center in which he stood had been a work in progress for a number of years, and he was glad to finally have it open.

Attendees included Mr. Bruce Reed of Community National Bank; Mr. Trey Wiederstein, Project Manager for the project for the contractor, The Struthoff Company; and Mr. Tom Newton of Allen, Stein, and Durbin, as well as the VWOA staff.

Light refreshments were served, and guests were given a tour of the new facility.



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**Don't Forget to Vote
November 7th!**

President's Corner

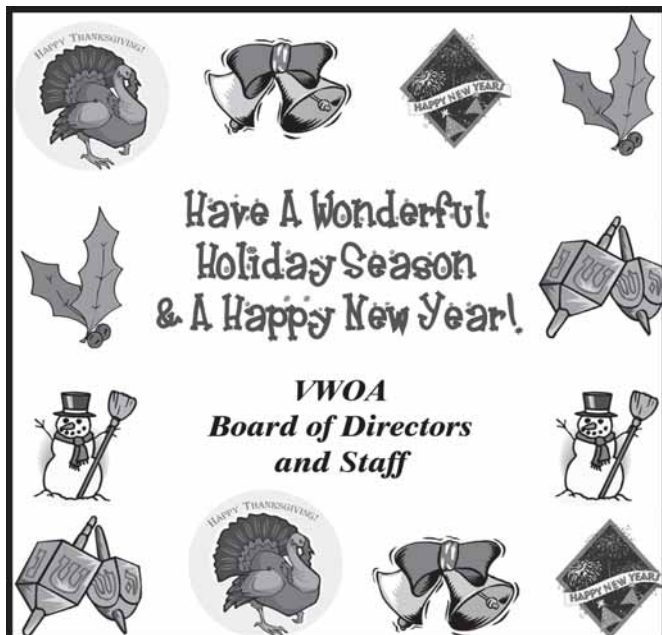
BY: DUANE LARKIN

Annual Meeting. The 2007 annual meeting will be held on January 18, 2007 in the new, recently opened Community Center, located at 12395 Military Drive West. Detailed information concerning this meeting will be in the January/February 2007 issue of *Westcreek Times*.

Help Wanted. Year 2006 is all but over. Year 2007 opens new doors. Three Villages of Westcreek Board of Directors positions come open and will need to be filled. Mr. Cornel Hoskins, the current vice president, heads up the nominating committee. Any homeowner in good standing can serve as a director. It is an opportunity to get involved and chart the course of the community as it continues to grow. With nearly 3,000 homes as of this writing, the Villages of Westcreek is a large community. If you are interested in serving on the board, please leave your name and telephone number on the message line at 679-6617 to let Mr. Hoskins know. He will contact you.

Community Pride. No one likes to see trash strewn along roadways, household items dumped at random locations, graffiti on bridges and village markers, and vandalism at the park and to village markers. In addition to individual members picking up trash as they walk, our maintenance people do a trash pickup walk along the major roadways on a recurring basis. Someone seems to think it is their privilege and right to dump household items (i.e. mattress sets and BBQ grills) at the end of or along roadways. Graffiti is not glamorous. Vandalizing (sprinkler systems and lighting) village markers is just plain disrespectful. If you see this happening, please report the event to the office staff or leave a message on the Message Line (679-6617).

Holidays. On behalf of the Board of Directors and Office Staff, we extend holiday greetings and wishes for a safe, healthy, prosperous, and happy new year.



Villages of Westcreek Owners Association, Inc.

Message Line:

Ph. (210) 679-6617; Fax: (210) 679-0040
This 24-hour message system may be used to leave messages for the Board, staff, and committees.

Address:

The VWOA office is at 12395 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 - Danita Anderson-Richards

Member at Large - Heather Mallia

Staff:

Darryl Richards, Community Manager

Judy Monger, Assistant Community Manager

Derrick Foyle, Standards Coordinator

Sandy McManus, Recreation Director

Candace Sharkey, Administrative Assistant

Grace Briggs, Administrative Assistant

Mark Tamborello, Maintenance

Carl Verhagen, Pavilion Attendant

Committees & Chairs:

Architectural Review, Steve Potts

Sports Park, Ken Lemanski

Assessments:

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

Out With the Old, In With the New... Recreation Director!

BY: VWOA STAFF

After successfully starting the VWOA Recreation Programs, Amy Gliba is stepping down as Recreation Director and stepping into the Vice-Chair of the Sports Park Committee!

We are pleased to announce our new Recreation Director . . . Sandy McManus, your friendly, neighborhood Karate Sensei (Teacher). Sandy has served as a huge asset to the association as well as to the recreation department with her kickboxing and karate programs.

In addition to her karate skills she is a black belt who possesses a wealth of experience in the service and hospitality industries. She brings a positive viewpoint to all that she does, and this "can do" attitude has served her well.

Rest assured the events previously scheduled are still on the calendar and we hope to see you there (As long as you remember to register)! Sandy has many new ideas and programs in mind for the department. Please give her a warm welcome as she steps into her new role.

Useful Websites for Westcreek Residents!

Villages of Westcreek

www.villagesofwestcreek.com

Westcreek Business Owners' Group

www.info4westcreek.com

Manager's Minute

BY: DARRYL F. RICHARDS

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

There were no hurricanes to cause postponement of, nor create record-setting heat for, the Annual Picnic as happened in 2005. With the coming of fall, came significantly cooler weather for the first few days of the season. We hope that everyone enjoyed the picnic, which was somewhat smaller than last year, but enjoyable none the less... If you were there, hope you enjoyed it. If not, make plans for next year...

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 can be thankful that we had no rampaging storms creating havoc along our Southern coast. Although rebuilding there is not even close to completion and in some instances not yet started. It will take years to complete, and ongoing requirements for assistance will continue.

We also need to remember our troops in Afghanistan and Iraq, as well as those others who serve around the world and here in the United States. God bless them for serving.

Also, please remember those less fortunate, and hold your family close.

And, finally, may the Holidays be joyous and peaceful and the New Year of 2007 be your best ever! The Board of Directors and the Staff wish all of our residents a happy and safe holiday season.

...And Another Reminder about the Annual Meeting

This is just a reminder that the Annual Meeting has been changed to January of each year. This year the Annual Meeting will be held at VWOA Community Center on Thursday, January 18, 2007. Comprehensive details will be provided in the January/February 2007 newsletter.

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.

Services Availability

We are pleased to announce we have the following services available at the VWOA office in the Community Center at 12395 Military Drive West:

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

No Charge: Plat Copies (Maximum of 3); VWOA-required documentation for Proposed Improvement Application (PIA)

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 holidays in November and December 2006:

Friday, November 10, 2005	Veterans' Day (Observed)
Thursday, November 23, 2005	Thanksgiving Day
Friday, November 24, 2005	Day After Thanksgiving
Monday, December 25, 2005	Christmas Day

2007 Assessments

We will be sending out 2007 assessment notices and coupons at the end of November 2006. The coupons are handy reminders of the amount and due date of quarterly assessments.

IMPORTANT NOTICE

If you make your payments to the office here in the Villages of Westcreek with a bank check, automatic draft, or Bill Pay, **PLEASE** change the mailing address on your VWOA payment. Our new mailing address is *12395 Military Dr. W., San Antonio, TX, 78253*. The Post Office is forwarding all mail right now but after six months, that will stop, so change the mailing address on your payment **NOW**. If you send your payment to the P.O. Box, that address is unchanged.

Westcreek Owners Association

Assessment Coupon

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\$64.25 DUE 10/1/2006

Finance charges applied 11/1/06

Address: _____

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VWOA

P.O. BOX 101076

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From a Standards Perspective

BY: DERRICK J. FOYLE, STANDARDS COORDINATOR

The article which I wrote for the last issue of the Westcreek Times concerning inconsiderate cul-de-sac parking resulted in many supportive responses. This subject has apparently been a long-standing concern for many residents who have lived with this inconvenience in the past. Regrettably, what I neglected to consider when I wrote the article was the need for school buses to be able to turn around in cul-de-sacs; my apologies to moms with young children and to the school bus drivers. Please be reminded that "end-on" parking in cul-de-sacs is illegal and that the Bexar County Sheriff's Office may conduct random checks.

Courtesy Notices are exactly what they are intended to be - a courtesy indication that a problem exists on your property which apparently does not meet community standards. The Standards Monitors will always try to talk with a property occupant before writing anything, and this works most of the time. On the other hand, we cannot contact everyone on all occasions because many residents have busy work schedules. No noticeable change to any observed discrepancy (after the specified period for correction) results in a formal letter requesting your cooperation. Please talk with the Standards folks to get things resolved before the need for more formal action arises; they will work with you if you are having difficulties.

I recently discovered the "build-out" number of homes anticipated by Armadillo, Classic Century, Lennar and McMillan is 3,315 residences. As a result, the information regarding Standards Monitors published in the last newsletter is already out-of-date. The Standards folks are being inconvenienced once again by necessary changes, and their areas of responsibility are now as follows:

Charlie - Royal Oaks, Country Oaks, Woods & Gardens.

Tara - Bluffs, Hills, Willowbrook, Hollow & Park.

Oswald - Vistas & Oaks (East of Saxonhill Drive).

Alicia - Highpoint & Oaks (West of Saxonhill Drive).

Cheryl - Forest, Quail Meadow, Pointe, Summit & Reserve.

Barbara - Wynwood & Estates.

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Oil Change Special \$21⁹⁹

Expires: December 31, 2006

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, June 15, 2006

Attendees:

Board Members: Duane Larkin, presiding; Cornel Hoskins, and Heather Mallia.

Staff: Darryl Richards, CM

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

Committee Members/Chairs/Residents: Pat Mullen, Sports Park Committee Chair.

Residents'/Guests' Forum: There were no residents in attendance to speak.

Minutes: The Regular Meeting minutes for May 25, 2006, were unanimously **approved** by the Board of Directors 3-0.

Committee Reports:

Sports Park: Mr. Mullen gave a verbal report on the Sports Park minutes. Mr. Mullen reiterated that he was almost finished as Sports Park Chair, and that planning needed to begin for the Annual Picnic.
Treasurer's and Finance Committee's Report: In the absence of the Treasurer, the CM went through the report. After brief discussion, the report was **approved** unanimously for filing and audit by the Board.

Management Report: The Board accepted the management report with one minor pen and ink change as written.

Unfinished Business:

1. Advertisements in the Westcreek Times: After discussion and review of the most recent newsletter, the Board determined that the amount of advertising in each issue remain at approximately 25% of the total paper (3 out of 12 pages).
2. Neighborhood Clean-Up/Dumpster: The CM advised that he had not been able to obtain any information from any other waste management company, and asked that this action be postponed until the move to the new offices be completed. By consensus, the Board concurred.

New Business:

1. Further Delay In Opening Community Center/Pool: The CM advised that the discovery of a cave on the McMillin property while trenching for the sewer network to which the Community Center/pool must connect has caused the completion date to be moved to July 15, 2006 from "late June" 2006.
2. Budget Adjustment 2006: The Community Center/pool requires the reallocation of some funds to different categories in order to properly furnish the Community Center. This action does not require a change in the approved budget total. The Board **unanimously** approved the request.

The Next Meeting: The next Regular meeting will be held on Thursday, July 20, 2006 at 6:00 p.m. at either the Sports Park office, or the new Community Center Conference Room.

ACTION Items Communication Items for Newsletter/WC Alert: The CM advised the Board that the July/August 2006 newsletter was in process.

Adjournment: There being no further items before the Board, the meeting adjourned at 6:59 p.m.

Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors Village of Westcreek Owners' Association, Inc. Thursday, July 20, 2006

The Regular Meeting for July 20, 2006, was cancelled by Mr. Duane Larkin, President of the VWOA Board of Directors, due to the additional requirements on the staff for the move from the offices at the Sports Park to the new Community Center at 12395 Military Drive West.



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Sports Park Update





What you want to know about what's goin' on at the sports park!

November – December 2006

Another Successful Annual Picnic!

By: Ken Lemanski, VWOA SPC Chairperson

The recent picnic for the residents of Westcreek was a success, despite the lower turn out of residents than we have had in past picnics. Although we did have vendors galore! Several members of our Westcreek Business Owner's Group and many local businesses came to show their support at this year's event. Each vendor/sponsor helped to contribute to the event by donating goods and/or services that were put to good use!

The 2006 Annual Picnic was glad to have Pony Parties Anywhere, who not only brought their pretty ponies, but the ever popular spinning apple ride and the sea monster obstacle course. Jumps R Fun and Absolute Bounce brought out their bounce castles for a hoppin' good time! Walgreen's, Promotivations and Creative Memories helped to make the Kids Kraft's Booth a ton of fun! Finally thanks to Mark Fee with Keller Williams who donated prizes for the sporting events.

I would like to thank all of the volunteers who came out and helped put this event together: John Jay ROTC, Warren JROTC, Stevens Step Team, and the Girl Scouts. I want to particularly acknowledge the Warren HS JROTC who sent 61 volunteers. Cadet Captains Melody Flores and Chris Pequero headed up this fine outstanding group of volunteers. As the new chairperson of the Sports Park Committee, I am looking for suggestions, comments and volunteers to help make the next picnic even better. The annual picnic is for the residents, we need your help!

The Holiday lighting contest will be reinstated, after a several year hiatus, for the residents of Westcreek. Look for details in this issue on the last page of the Westcreek Times.

I would also like to take this time to thank Pat Mullen for the time and effort he has put into the Sports Park Committee as Chairperson for the past several years. He has set the groundwork for me and my team and we plan to move forward with his momentum and make the Sports Park Committee and its sponsored events even better.

VWOA Has A NEW Sports Park Chairperson!

The Sports Park Committee of The Villages of Westcreek has a NEW Sports Park Committee Chair! Westcreek resident Ken Lemanski has stepped forward to take over this task. Ken and his wife Cyndi have been residents of Westcreek for almost four years, residing in the Estates. Ken and his family have a long history involving sports and outdoor activities.

Ken is also Vice President of the Geronimo Village Volunteer Fire Department and a 28-year Air Force Retiree, not to mention a Field Agent for the Knights of Columbus. Along with his leadership abilities, Ken's experience with activity planning through the GVFD will serve as a great asset to our community!

Welcome aboard Ken!



Winter Community-Wide Holiday Rummage Sale

Saturday, December 16, 2006

7:00 am to 12:00 pm

Galm Elementary School Parking Lot

Each Seller provides a nominal fee of \$3.00 per space to help cover the costs incurred by hosting the sale.

No reservations are necessary. Spaces provided on a first come, first served basis. No driving in or out from 7am – 12p.

All refreshment sales must be pre-packaged items and must be pre-approved by the VWOA.

Commercial Sales are Discouraged!

We suggest bringing pictures of large items you wish to sell.

For information, call the VWOA Office at 679- 8761

Thank You Very Much to All of Our Sponsors!

A&E Pest Control

679-6400

Contact: Lupe Barraza

Absolute Bounce

268-7576

Contact: Marjorie & Scott Janke

Alamo Drafthouse

1255 SW Loop 410

San Antonio, TX 78227

645-1373

Contact: Brandon Arceneaux

Alsatian Golf Club

1339 CR 4516

Castroville, TX 78009

830-931-3100

Contact: Gary Bailey

Avon Distributor

679-6278

Contact: Kay Collins

Creative Memories

538-5415

Contact: Brenda Cornell

Culebra Meat Market

8230 Culebra Road

San Antonio, TX 78251

680-9935

Discovery Toys

227-7696

Contact: Jeanie Yturaldi

E. Warren High School JROTC

9411 Military Drive West

San Antonio, TX 78251

397-4200

Contact: Col. Paul Lawhorn

Express News
Ave E & 3rd Street

San Antonio, TX 78205

250-3000

First Command Financial Svcs

6243 IH-10 West, Suite 250

San Antonio, TX 78201

735-0653

Contact: Pam Foreman

Hal-Johns San Antonio Inc.

7300 Blanco Rd. Suite 302

San Antonio, TX 78216

344-9707

Contact: Glenda Steelman

H.E. Butt Grocery Co.

10660 F.M. 471

San Antonio, TX 78251

684-1019

Contact: Dana Perez

Hyatt Regency Hill Country GC

9800 Hyatt Resort Dr.

San Antonio, TX 78251

520-4040

Contact: Susie Womack

John Jay High School JROTC

7611 Marbach

San Antonio, TX 78227

397-2700

Contact: MSgt. William Harwell

JT Landscaping

679-6832

Contact: Jimmy Thomas

Jumps R Fun

679-7778

Contact: Sandra Idrogo

Keller Williams

696-9996

Contact: Mark Fee

Kiolbassa Provision Co.

1325 South Brazos St.

San Antonio, TX 78207

226-8127

Contact: Mike Kiolbassa

Knights of Columbus

860-3991

Contact: Ken Lemanski

Liberto of San Antonio

621 S. Flores

San Antonio, TX 78204

226-4168

Contact: Robert Ramirez

Mary Kay Cosmetics

Contact:

McDonald's

1733 SW Loop 410

San Antonio, TX 78227

675-8100

Music Connection

7121 Hwy 90 #140

San Antonio, TX 78227

673-2850

Contact: Jessie Galvan

Pampered Chef Distributor

262-2855

Contact: Ruth Funari

Premier Design Jewelry

679-8976

Contact: Brenda Faz-Villarreal

Promotivations

254-7881

Contact: George & Paula Roberts

Remax

695-4850

Contact: Cathy Cole

Rudy's Bar-B-Q

24152 IH10 West

San Antonio, TX 78257

698-7177

Contact: Diane Holiday

Sea World of San Antonio

10500 Seaworld Dr.

San Antonio, TX 78253

523-3000

Contact: Fran Stephenson

Selrico Services, Inc.

3444 East Commerce

San Antonio, TX 78220

222-8805

Contacted: John Briggs

Sheila's Classic Cakes

382-0668

Contact: Sheila Vizcarrondo

Small Business Services of San Antonio

884-5067

Contact: Kika Rogers

The Angel Company

679-6777

Contact: Kimberly Onofres

Vitamin Water

www.vitaminwater.com

Contact: Amy Cleveland

Walgreen Company

11103 Military Drive West

San Antonio, TX 78253

679-0873

Contact: Mrs. Peterson

Wireless Toyz

9902 Potranco Rd

San Antonio, TX 78245

681-0600

Contact: Bia Carathanasis

We Appreciate Your Helping Us Celebrate!



Amazing Grace Lutheran Church



12525 Potranco Road
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78253

Phone (210) 679-7800

Dr. Edward J. Kern
Pastor

Saturday Vespers: 5:30 pm
Sunday Services: 8:30 & 11:00 am
Sunday School: 10 am (All ages)
Tuesday Community Prayer 6:30pm

November 22 Thanksgiving Service 7:30 pm (Wed.)
December 17 Sunday School Christmas Program 11 am
December 24 Christmas Eve Services (Sun.)
Childrens Service 5:30 pm
Candelight Vespers 7:15 pm
Candlelight Holy Communion 11:30 pm
December 31 New Years Eve Service 6:30 pm (Sun.)
End of the year Prayer and Communion
Service (Wine and Cheese Social to Follow)

Come join in neighborhood fun!!!

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when you mention this ad (excluding outside storage)



Holiday Safety Tips

The Bexar County Sheriff's Office Crime Prevention Unit would like to take this opportunity to wish everyone a safe and happy holiday season. We have compiled a list of holiday safety tips to help you through the holidays.

- Avoid large amounts of cash, use small denominations. Pay with a check or credit card whenever possible. If using a credit card annotate the credit card number and the 1-800 number to call in case of loss or theft. Keep all credit card numbers and check numbers separate.

- Deter pickpockets and purse-snatchers. Don't overburden yourself with packages. Be extra careful with purses and wallets. Carry a purse close to your body, not dangling by the straps. Do not place the strap of your purse across your body. Put a wallet in an inside coat or front pants pocket. A belt type fannie pack with some type of zipper closing device is ideal when shopping.

- Stay alert and be aware of what's going on around you. Park in a well lit area and be sure to lock your car doors and windows. Place all shopping bags and gifts in the truck. If mall security is available have them escort you to your car.

- Shopping with kids? Teach them to go to a store clerk or security guard if you get separated.

- If you are traveling, get an automatic timer for your lights. Ask a neighbor to watch your home and park in the driveway from time to time. Don't forget to have the mail and newspaper delivery stopped.

- If you are out for the evening turn on lights and radio or TV so it looks like someone is at home. Be extra cautious about locking doors and windows when you leave, even if it's just for a few minutes.

- Don't display gifts where they can be seen from the outside. The best time to bring gifts out is the night before Christmas when everyone is home.

- Be cautious about holiday scams. It's not uncommon for people to try to take advantage of other's generosity during the holidays by going door to door for charitable donations when there's no charity involved. Ask for identification, and find out how the funds will be used. Help a charitable organization you know and like instead.

- Don't let holiday stress get the best of your holiday spirit. Make time to get together with family, friends, and neighbors. Think about reaching out in the spirit of the season and helping someone who's less fortunate or lonely.

- Leave the garage doors closed, especially during the holidays. If any gift boxes are left in the garage, use some type of covering over the boxes.

- Destroy or disassemble any boxes that are placed on the curb for trash pickup. Place brand names on the inside of the disassembled boxes.

- Do your part to make the holidays a safe and happy time for everyone except criminals.

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

November 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 <i>Scrap N Crop 3-10pm</i>	7 <i>ARC Meeting 4:30 pm</i>	8	9 <i>Sports Park Meeting 6:30pm</i>	10 <i>Office Closed Veterans Day Observed</i>	11 <i>Veteran's Day</i>
12	13 <i>Start thinking about Spring 6-8pm</i>	14	15	16 <i>Board of Directors Meeting 6pm</i>	17 <i>Movie Night 7-10pm</i>	18
19	20 <i>Intro into Power Layouts 6-8pm</i>	21 <i>ARC Meeting 4:30 pm</i>	22	23 <i>Thanksgiving Office Closed</i>	24 <i>Office Closed</i>	25
26	27	28	29	30		

December 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 <i>Scrap N Crop 3-10pm</i>	5 <i>ARC Meeting 4:30 pm</i>	6 <i>Standards Committee Info Session 6p-8p</i>	7 <i>Sports Park Meeting 6:30pm</i>	8	9
10	11	12	13	14 <i>Board of Directors Meeting 6pm</i>	15 <i>Movie Night 7-10pm</i>	16
17	18 <i>Scrap N Crop 3-10pm</i>	19 <i>ARC Meeting 4:30 pm</i>	20	21	22	23
24 31	25 <i>Christmas Office Closed</i>	26	27	28	29	30

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installation and removal.

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Affordable Piano Lessons for children six and up. Contact Jamie at 833-8566

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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 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

Motorcycle For Sale! Kawasaki Ninja ZX6-R 636. Hard to find Titanium Color. All Gear Included. Low miles. Used to commute to and from school/work. Pics at www.bcpd.com Only 6,500 obo. 679-9298

Personalized Childrens Books: Unique gift idea for birthdays, holidays, and special occasions. *Twenty* titles to choose from. Our personalized books encourage your child to read because your child is the *star of the story*. Visit www.yourpersonalizedstorybook.com or 679-6943.

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The Pampered Chef has multipurpose kitchen tools & time saving recipes that make cooking quick & easy. Call Robyn @ 437-0380 to book a kitchen show and earn free stuff or go online to place an order. www.pamperedchef.biz/wild4pamperedchef

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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 (3.75 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, 12395 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

Tara McMeans

Webmaster

Kika Rogers

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VWOA
12395 Military Drive West
San Antonio, TX
78253-6046

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

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