



# WV WESTCREEK TIMES

[www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

## VWOA Learn-to-Swim Program

By: Brenda Cornell

As the VWOA Swim Coordinator, I am thrilled to have developed a Learn-To-Swim Program that well out surpasses any swim lesson program that we have had in the past in our community. The mission of our program is to create swimmers who are confident and capable in the water for safety, fitness and fun. Our program is designed to teach safety first while implementing an incremental instruction program designed to get people swimming. Our Bubblers class is a one week water introduction class for preschool children who are afraid of or haven't had much exposure to the water. The students will gain confidence and comfort in the water while learning to roll, look for the light, float and yell help if they accidentally fall in the water. This technique is one of the most important skills every child should learn. Our Beginners I & II classes are for students who are not afraid of the water but might not be comfortable to put their face in the water or maneuver in the water unsupported. By the end of these classes students should be able to move in the water using basic crawl and kicking unassisted or with limited support. Our Intermediate I & II classes are for kids who are comfortable in the water but can't confidently swim the length of the pool. At the end of our Intermediate classes, students will be able to swim several different strokes and kicks the width or even the length of the pool. Our Advanced Stroke are designed for kids who want to improve their stroke, speed and skills as swimmers. These classes will be offered after the completion of the Summer Swim Team program. The best part about our swim program is that each level instruction builds for the next. Therefore, a student who is a non-swimmer can start at the beginner 1 level and work their way to the Intermediate II classes by the end of the summer. Because of this, we are offering every level of the beginner and intermediate classes every hour and every session.

Along with our comprehensive children's program, we are also offering an Adult Masters Swim program in which non-swimming or weak swimming adults can learn to become stronger and more confident swimmers. Our Masters program also includes an hour of swimming for fitness training where adults can learn the techniques and health benefits of lap swimming for fitness.

Learn-to-Swim and Masters Swim begins in June but space is limited. Registration is currently open at the VWOA Office or on Saturday, May 10th at the Sports Park pool from 1-4 pm.

## Garden Checklist for June

By: Dr. William C. Welch

- Take a critical look at your landscape while at the height of summer development. Make notes of how you think it can be better arranged, plants that need replacement, overgrown plants that need to be removed, and possible activity areas that can be enjoyed by family members.
- Check for insects and diseases. Destroy badly infested plants. Spider mites can be especially troublesome at this time. Select a chemical or organic control, or use insecticidal soap.
- Supplemental irrigation is essential for many ornamental plants such as coleus, caladium, geranium, dahlia, azalea, and camellia during the hot dry summer days ahead. Water lawn and garden thoroughly, but not too frequently. As a general rule, soak to a depth of 8 inches. Finish watering by early afternoon, to lessen the chance of disease.
- During the summer, soil moisture becomes extremely important and essential for good plant production. Because continual watering is oftentimes costly and time consuming, it pays to conserve the moisture around plants. This is best done by mulching. A good mulch will retain valuable moisture needed for plant growth, and improve overall gardening success. Mulches are usually applied 2 to 6 inches deep, depending on the material used. In general, the coarser the material, the deeper the mulch. For example, a 2-inch layer of cottonseed hulls will have about the same mulching effect as 6 inches of oat straw or 4 inches of coastal Bermuda hay. *(Continued on page 4)*



Photo by Liliane Castillo

## VWOA Community Information

**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.

**After Hours Duty Phone (Emergency Only):** (210) 854-9282

**Address:** 12395 Military Drive West, San Antonio, Texas 78253.

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

**Internet and Email:** [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

**Board Members Email:** [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

**Staff Email:** [staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

**Board of Directors:**

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**Committees & Chairs:**

Architectural Review, Steve Potts

**Westcreek Times:**

Publisher - VWOA Board of Directors

Editor - VWOA Staff (Interim)

Design and Layout - Tara McMeans, [DesignPrintPromote.net](http://DesignPrintPromote.net)

Webmaster - George Roberts

Westcreek Times will be printed six times in 2008. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the July 2008 issue are due June 1, 2008. Items of interest for publication should be submitted to: VWOA, 12395 Military Drive West, San Antonio, TX 78253

### Westcreek Owners Association Assessment Coupon **2ND QTR**

## \$64.25 DUE 4/1/2008

Finance charges applied 5/1/08

Address: \_\_\_\_\_

MAIL COUPON WITH PAYMENT TO:  
VWOA  
12395 MILITARY DRIVE WEST  
SAN ANTONIO, TX 78253

## Presidents Corner

By Cornel Hoskins



Did you miss our annual family cookout?

The Villages of Westcreek annual family cookout was conducted on April 12. We changed our normal time for this event to support our fall function that we started last year. For the 700+ homeowners that attended this event, we thank you very much for the time you took to attend the yearly picnic. We

had a number of homeowners that worked at the event and as always they performed in an "outstanding" manner. The kids also enjoyed the entertainment provided in the park.

In the previous President's Corner, we shared with you the challenges we have with speeding in our neighborhood. The process has begun by Bexar County to conduct the research to support the safety of our young ones. We will have more details as to share as we receive them. Please continue to keep an eye out for the speed in our neighborhood. Let's keep our families safe year round.

We are looking for homeowners that are willing to work with the association to provide a Cellular on Patrol Program. Law enforcement officers cannot be everywhere at once, but you and your neighbors can blanket your neighborhood with this program. You're the ones who really know what's going on in your neighborhood. Put your neighborhood know-how to work. It's simple: just use your eyes and ears – then your telephone. If you spot something suspicious, call the Bexar County Sheriff immediately at 335-6000. Don't try to stop a criminal yourself – it can be dangerous. You can make a difference.

## New 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 w x 4.5 in h) are \$200 per issue; eighth page ads (3.75 in x 2.25 in) are \$100 per issue. Classified advertisements are \$10.00 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 e-mailed in high resolution color format to [info@designprintpromote.net](mailto:info@designprintpromote.net) or dropped off at the VWOA office. Payment should be made at the VWOA office or mailed to: VWOA, ATTN: 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 therefore all ads shall be submitted and paid for at the same time or put on a waiting list if need be (Classified ads excluded).

**DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.





# Management's Building Blocks

By: Judy A. Monger & Elizabeth Jensen



I hope by now you have met or know your Board of Directors. The board members are Cornel Hoskins, Liliane Castillo, Rick Severs, Ernest Felder and Mark Cornell. They are volunteering their time to attend meetings, field complaints from homeowners and many other jobs too numerous to mention. Your Board of Directors meets every month on the third Thursday. If you have complaints, give the staff or management a chance to work the problem(s) first. Then if you are not satisfied with the results, then bring them to the Board.

We have a big problem with vandalism and graffiti. We are working with Bexar County Sheriff's Office (BCSO) to publish crime statistics for our area. Please report any crime. If the BCSO does not know that we are having problems, they will not send extra HELP our way. Just a few tips: (1) Close your garage door when you are not in the front of your house. It only takes a minute for someone to steal your lawnmower. (2) Lock your car doors and do not leave valuables in your car in plain sight. It makes you an easy target. (3) Lock your doors and teach your children not to open the door for anyone they do not know. Most important, get to know your neighbors, know what kind of cars they drive, when they leave and arrive back home and report anything that looks suspicious to BCSO at 335-6000 or 911. Your neighbors are your first line of defense.

Summer is almost here. We will have something for everyone. Swim Team, Swim Lessons, Water Aerobics and lots of time to splash on your own. Remember, VWOA is hiring our own lifeguards and swim instructors this summer. If you are interested in a summer job at our pool, come into the association office and fill out an application. We will need 8 to 10 life guards.

Come join our summer water team. Please take note of the 2008 Summer Pool schedules in this issue of the newsletter and on the website. A schedule is also available at the VWOA office.

We have heard from many people about dirt bikes, four-wheelers and four wheel drive vehicles using the creek bed as a play ground. Most of this area is private property. The owners have recently posted NO TRESPASSING signs and are prepared to prosecute anyone that is caught. I know many of you have told me that your sales person told you the land belonged to the association and you could use it at your leisure. This is NOT TRUE. The association's real concern is that it is so dry that a spark will start a fire and our homes are in danger. Please call BCSO to report anyone you see in these areas.

We still have sexual predators among us. To be informed about sex offenders, enter national offender registry in your search engine and take the time to educate yourself and your children.

Wait until you see the Sports Park area! The sidewalk has been completed. The trees have been trimmed. Some new windscreens and net head bands have been ordered for the tennis court. In the Pool area bathrooms, we have repainted walls and floors, new stall dividers have been installed, new countertop and sink in the women's bathroom and Baby Changing Stations have been ordered and will be installed in both bathrooms. Watch for more in the coming newsletters.

## Learn TO SWIM

**Session I: June 9th**

**Session II: June 16th**

**Session III: July 7th**

**Session IV: July 21st**

**Session V: Aug. 4th**

### **Villages of Westcreek Residents and Homeowners:**

Please be aware that the area above the Community Center and the upper portion of Westcreek is owned by a private party. It does not belong to Westcreek and is PRIVATE PROPERTY. They have posted NO TRESPASSING signs. No matter what your salesperson told you, it is not for your use. We have been informed that trespassers will be prosecuted.

**Thank you, VWOA Board & Staff**



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- There is still time to plant some of the colorful, heat-tolerant summer annuals. Direct-seed zinnias and portulaca, and purchase plants of periwinkle, salvia, marigold, and purslane. Be sure to water transplants as needed until roots become established.

- Removing faded flowers from plants before they set seed will keep them growing and producing flowers. A light application of fertilizer every 4 to 6 weeks will also be helpful.

- House plants can be moved out of doors this month. Sink the pots in a cool, shaded garden bed to prevent them from drying out so quickly; water pots, container plants, and hanging baskets often. Monthly feedings with house plant fertilizer will encourage continued growth.

- Now is the time to plan for next spring. Consider digging and dividing any crowded spring bulbs. Once the bulbs have matured and the foliage has turned brown, it is time to spade them up and thin out the stand. Crowded bulbs produce fewer and smaller blooms. They usually need thinning every 3 to 4 years.

- June is the time to select daylily varieties as they reach their peak of bloom. + Fertilize roses every 4 to 6 weeks. Apply a high-nitrogen fertilizer immediately after a flush of bloom.

- Continue to spray susceptible roses with a black-spot control such as Funginex every 7 to 10 days.

- Re-blooming salvias, such as Salvia greggii and S. Farinacea, should be pruned back periodically during the summer. To make the job easier, use hedging shears, and remove only the spent flowers and a few inches of stem below. Fall-blooming perennials, such as Mexican marigold mint (Tagetes lucida), chrysanthemums, physostegia, and Salvia leucantha, should be pruned in the same manner during the summer to keep them compact, reducing the need for staking. This type of pruning should be completed prior to September 1, since flower buds begin forming about that time.

- Get more Gardening Info at: <http://bexar-tx.tamu.edu/HomeHort/index.htm>



## CALVARY HILLS BAPTIST CHURCH



**us out!**

**Bible Study: 9:30 am Sunday**

**Worship: 11 am & 6 pm Sunday**

**Prayer Service: 6:30 pm Wednesday**

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## Pool Schedule

### Sports Park Pool

Hours of Operation 10am-8pm

**Open Weekends Only**

May 10-11, 17-18, 24-26, 31

June 1, 7-8

**Open 6 Days a Week**

June 9 - August 24

Closed Tuesdays

**Open Weekends Only**

August 30-31

September 6-7, 13-14, 20-21, 27-28

### Community Center Pool

Hours of Operation M-F 12pm-8pm

Sat & Sun 10am-8pm

**Open Weekends Only**

June 7th-8th

**Open 6 Days a Week**

June 9 - August 24

Closed on Mondays

Sports Park Pool will close June 9th & June 23rd at 4:00pm due to VWOA Swim Team Meet. Community Center Pool will open in its place.



## Board of Directors Meeting Minutes

### Regular Meeting of the Board of Directors Thursday, January 17, 2008

The Annual Owners' Meeting took the place of the January Board of Directors Meeting.

**The Next Meeting:** The next Regular meeting will be held on Thursday, February 21, 2008 at 6:00 p.m. at the Community Center.

## Board of Directors Meeting Minutes

### Regular Meeting of the Board of Directors Thursday, February 21, 2008

#### Attendees

**Board Members:** Cornel Hoskins, presiding; Liliane Castillo, Mark Cornell and Rick Severs.

**Staff:** Judy Monger, CM; Elizabeth Jensen, ACM, Sandy McManus and Oswald Willis

Mr. Hoskins called the meeting to order at 6:03 p.m.

**Committee Members/Chairs:** Ken Lemanski, Sports Park Chair and Renee Hayes, member

**Residents:** Diane Girard

**Residents'/Guests' Forum:** Diane Girard spoke to the Board about the proposal to establish a recycle drop-off center in Westcreek and answered any questions the Board members had about the project

**Minutes:** The Regular Meeting minutes for December 13, 2007 were read and approved 4-0.

#### Committee Reports

1. VWOA Recreation Director: Sandy McManus brought the Board up to date on Breakfast with the Easter Bunny, Annual Picnic, Soccer and the Pool Personnel hiring.

2. Sports Park: Ken Lemanski spoke of present and future events, such as the Rummage Sale on March 1st and the Easter Egg Hunt on March 8th. The Sports Park Committee is getting ready to have Summer Basketball again and they are looking at having a Polar Bear Swim next year. New money handling procedures are being put into place to aid in accountability for moneys taken in at events.

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

**Management Report:** After brief discussion, the management report was accepted with minor corrections.

#### Unfinished Business

1. General Resolution and Policy Statement – Sign Policy: The Board voted (4-0) to accept the newly written Signage Policy, once it was put

into proper format. It should be published in the next Westcreek Times and put on the Website.

2. Administrative Resolution No. 8: AR #8 was rewritten to reflect the placement of the Sports Park Committee under the Recreation Director's Department. The Board voted to accept the new resolution (4-0)

3. Fence Project: The fence project is moving along with the re-evaluations of fences and obtaining quotes for the replacement or repair of fences.

4. Newsletter – Advertising: The VWOA Staff recommended that a cap be put on the number of advertisements taken in each category. The recommendation was as follows: Churches – 3; Realtors – 3; and Other Businesses – 9. There is no Wait List at the moment and the advertisers fall within this recommendation.

5. Recycle Drop-Off Center: After discussion the Board declined the proposal to establish a recycle drop-off center in the Villages of Westcreek.

#### New Business

No New Business

**The Next Meeting:** The next Regular meeting will be held on Thursday, March 20, 2008 at 6:00 p.m. at the Community Center.

**ACTION Items:** Communication Items for Newsletter/WC Alert: The March - April 2008 newsletter was sent to the printers before this meeting.

**Adjournment:** There being no further items before the Board, the meeting adjourned at 8:16 p.m.

**Westcreek Recreation Department and it's Team would like to thank the following businesses for donating items to our Annual Picnic.**

*Discovery Toys, May Kay, San Antonio National Bank  
Touchstone Crystal, There Fur you Pet Sitting  
Kindermusik, State Farm, Wells Fargo  
Chicago Bagel & Deli, VandeBerg Othodontics  
Dominos, Great Clips, Pei Wei & Chilis*

**When you visit any of these places please be sure to thank them for being part of making our 2008 annual picnic a success.**



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## Compliance Reminders

By: Oswald Willis

This quarter I will deviate from my normal do's and don'ts of the association's Standards for Architectural Design and Property

Maintenance and provide some information which is equally important to our community.

### **Cars are disobeying the posted speed limits in my neighborhood, what can I do?**

As part of its maintenance responsibility, the Public Works division of the Infrastructure Services Dept. is charged with maintaining all traffic control devices on County-maintained streets and roads. This includes establishing speed limits on County roads. Enforcement of existing speed limits, however, is the responsibility of the Bexar County Sheriff's Department. Citizens who are having problems with speeding should call the Patrol Section of the Sheriffs' Office at (210) 335-4621, and report problem locations.

### **How do I get a dead animal removed?**

As part of its maintenance responsibility, the Public Works division of the Infrastructure Services Dept. will remove animals that have been killed on County-maintained rights-of-way. These include streets and roads and water drainage facilities that are: outside the incorporated limits of any cities or towns in Bexar County; not maintained by the State of Texas (Federal and State highways, Farm to Market roads, and Interstate highways); not privately owned (in gated communities or other roads not accepted for maintenance by Bexar County). Deceased pets are the responsibility of the pet owner. Animals killed in County-maintained rights-of-way are normally removed the same day they are reported. Call (210) 335-6700 to report the location of dead animals on the road.

### **How do I get a live animal removed?**

Bexar County contracts with the San Antonio Animal Care Services department to pick up and dispose of live animals (unleashed or stray dogs, cats, etc.) that are a nuisance to County residents. The Infrastructure Services Department DOES NOT have any animal control employees. Contact the City of San Antonio Animal Care Services at (210) 207-6660 and be sure to mention the animal is located outside the city limits.



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## Swim Team

**Begins: May 19th – June 30th**

**Cost: \$75.00**

**VWOA will host 2 meets**

**June 9th & 23rd.**

**Sports Park Pool will close at**

**4:00pm but we will open**

**Community Center Pool at 4:00pm**





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## RAMBLIN REC

By: *Sandy McManus*

So here we are in May and the year is almost half way through. I keep telling management to slow the time down because I have so many more programs and events that still need to take place.

Are you ready to get wet because here's the water run down for the season....

Our swim team is about to hit the pool. They kick off their season on May 19th and will be training at the sports park pool M – F from 8:00am – 10:00am. They will swim through June and those students that qualify for Divisional will finish their season July 4th. This is a great opportunity for your child to not only learn proper swimming strokes but also work as a team competing against other San Antonio HOA's.

As our swim team shows off their strokes we will also be hitting the water with our Lifeguards. VWOA will be doing all hiring for lifeguard positions, so if you or someone you know is interested in working for the Villages of Westcreek as a lifeguard fill out an employment application and drop it off at the front desk.

Our sports park pool opens on weekends only starting May 10th and will be open for the long Memorial weekend. The community center pool and the sports park pool is scheduled to open full time starting June 7th. Please see our website for full details.

Still staying wet?.....I hope so, because we are also providing the Villages of Westcreek with our very own "Learn To Swim" program. We have hired a trained staff to teach not only your children but adults how to swim and feel confident in the water. We will offer a full program of swimming lessons starting with bubblers class for ages 2 – 4 yrs who have fear or little introduction to the water up to a Masters class where adults can gain confidence in the water as swimmers or learn to swim for fitness. Class sizes are limited so get registered early for a larger selection of times and days.

Water Aerobics is back! We plan on plunging into the water June 2nd, as long as the water temperature is 80 degrees. We are offering morning class M-W-F and evening classes M & W and T & Th.

Because our activities and programs continue to grow, our work hours must grow also. We have recently hired another recreation assistant, Noelia White, to help our department expand activities and sports for our community. Thank you for all your wonderful volunteer work you have given the Recreation Department. See you this summer!

## Muffins with Mom

**Date: May 10th**

**Time: 9:00am – 10:00am**

**Cost: \$3.00 Registration Required**

# Signage Policy

Policy change effective June 1, 2008

The placement of signs by builders and owners throughout the community frequently raises questions as to the policy and procedure regarding such placement. The Declaration of Covenants, Conditions and Restrictions (Para. 11.06 and 13.03j) and the 1994 edition of the Design Guide (pg. 12) directly apply, but not everyone reads or necessarily understands the restrictions as described in those documents.

The objective of this document is intended to: Establish a comprehensive system for regulating signs within the Villages of Westcreek with reasonable standards and controls for the protection of the public and aesthetic qualities of the neighborhoods.

Recognize that most signs, by their nature, are designed and located to be seen by the driving public and to ensure that they are sized, located, and otherwise regulated so as to maximize traffic safety.

Recognize that visual clutter leads to a decline in the Villages' appearance, a decline in property values, and a decline in the effectiveness of the signs.

To assure that on-premises signs in terms of size, height, scale, and location are properly related to the overall adjacent land use character and development. To assure proper scale there must be a relationship between the size, height, location and number of signs and their surroundings. Allowed land uses, intended street functions, and lot density are important factors in determining proper scale and appropriate standards for streetscape design.

The purpose of this document is to: Provide some reasonable limitations for on-premises signs which will protect the scenic beauty and friendly ambiance which are essential elements and cornerstones of the Villages of Westcreek quality of life.

Promote the safety of persons and property by providing that signs do not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles, other vehicles, or read traffic signs.

Promote harmony and order in the on-premises signs along the village streets by recognizing the scale and function and ensuring this relationship is sensitive to the village neighborhood.

Provide the freedom of expression and creativity while being sensitive to the overall desires of the neighborhood.

To interpret and clarify all of the above references in one instance, and as directed by General Resolution, hereby is the signage policy for anyone wishing to erect signs in Villages of Westcreek.

## Definitions

Embellishments are defined as additions added to and attached to the sign or its structure designed to attract attention or give further information.

Main thoroughfares are defined in the Villages of Westcreek as Military Drive West, Westcreek Oaks, Westcreek View, and Grosenbacher.

Sign shall mean any object, device, display, structure, description, figure, painting, drawing, message, plaque, placard, poster, or thing or any part thereof, situated outdoors or indoors, that is designed or used to advertise, inform, identify, display, direct, or attract attention to anything by any means, including words, letters, figures, design,



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**Camp SeaWorld Day Camp Program**

- 4-day camps for 3-5 year olds and parent
- 4-day camps plus Friday night sleepover for 1st-8th graders

**Sleepover Program**

- One-night program for 3-5 year olds and parent/1st-8th graders
- Sleep with sharks and tropical fish or penguins
- Dinner, continental breakfast and T-shirt included

**SWBG-AdventureCamps.com (800) 700-7786**

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## RUMMAGE SALE

**Date: June 14th**

**Cost: \$5.00 per spot**

**Time: 7:00am – 11:00am**

**Current I.D's Required**

**We will stop taking vendors**

**At 7:00am**



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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.

## May 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Karate is offered every Tuesday & Thursday of the month. Muscle Toning every Monday, Wednesday & Friday Yoga every Monday & Wednesday Kids Fitness every Monday & Wednesday Soccer every Wednesday & Saturday				1	2	3
4	5	6 ARC Meeting 4:30 pm	7	8	9	10 Muffins w/Mom 9am-10am Sports Park Pool Open 10am-8pm
11 Sports Park Pool Open 10am-8pm	12	13	14	15 Board of Directors Meeting 6:00 pm Everyone Welcome	16	17 Sports Park Pool Open 10am-8pm
18 Sports Park Pool Open 10am-8pm	19 Swim Team Begins	20 ARC Meeting 4:30 pm	21	22	23	24 Sports Park Pool Open 10am-8pm
25 Sports Park Pool Open 10am-8pm	26 Memorial Day Office Closed	27	28	29	30	31 Sports Park Pool Open 10am-8pm

Karate is offered every Tuesday & Thursday of the month.  
Muscle Toning every Monday, Wednesday & Friday  
Yoga every Monday & Wednesday  
Kids Fitness every Monday & Wednesday  
Soccer every Wednesday & Saturday

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.

## June 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 NISD Schools Out	5	6	7
8	9 VWOA Swim Team Meet Sports Park Pool 4pm Community Center Pool Open at 4pm	10 ARC Meeting 4:30 pm Sports Park Pool Closed	11	12	13	14 Rummage Sale Ott Elementary 7am-11am
15	16 Community Center Pool Closed	17 Sports Park Pool Closed	18	19 Board of Directors Meeting 6:00 pm Everyone Welcome	20	21
22	23 VWOA Swim Team Meet Sports Park Pool 4pm Community Center Pool Open at 4pm	24 ARC Meeting 4:30 pm Sports Park Pool Closed	25	26	27	28
29	30	Both Pools Open June 7-30 unless otherwise noted on calendar Sports Park 10am-8pm Community Center 12 noon-8pm				

display, direct, or attract attention to anything by any images. The term “sign” shall include all other devices or structures as may reasonably be included under it; whether attached or unattached. This definition excludes all national or state flags, non-electric window displays, graffiti placed without the authority of the property’s owner or representative, the official announcements or signs of government.

Sign area shall mean the entire advertising area of a sign excluding any framing, trim, or molding and the supporting structure but does include all embellishments.

Sign, back to back shall mean a structure containing two (2) parallel signs whose faces are oriented in opposite directions and are placed no more than ten (10) feet apart.

Sign, commercial shall mean a sign which directs attention to a business, product, service or activity which is conducted upon the premises where such sign is located.

Sign, face shall mean the area or display surface used for the message.

Sign, governmental shall mean a sign erected and maintained pursuant to and in discharge of any government functions, or required by law, ordinance or other government regulation.

Signs, overhanging also known as banners shall mean a sign suspended over a sidewalk, street, or other public right of way.

Sign, political shall mean a temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

Sign, portable shall mean any sign designed or constructed to be easily moved from one location to another, including signs mounted on or designed to be mounted on a trailer, wheeled carrier, or other non-motorized mobile structure. A portable sign with its wheels removed shall still be considered a portable sign.

Sign, real estate shall mean a sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Sign, temporary shall mean any non-commercial, not for private profit sign, the use of which is limited to a period of thirty (30) consecutive days.

Sign, window shall mean any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

#### General Provisions

All signs must be approved by the Architectural Review Committee (ARC) before placement. Owners of individual Lots may place one (1) sign within the boundaries of their property, no larger than (7) square feet. Owners of platted corner lots fronting on two (2) intersecting streets are allowed the permitted freestanding signage for each frontage, but such signage cannot be transferred from one frontage to another. The request must address at least the type of sign, size, and proposed location. Signs promoting a class or program may be erected no earlier than thirty (30) days prior to the class or program but must be removed the day after the class or program has started. Any signage that is larger than five (5) square feet must have approval by the Architectural Review Committee (ARC) prior to erecting such signage.

Real Estate signage other than the signs located on the individual lot will need to meet the following additional criteria:

- Size of sign must be no more than 5 square feet;
- Signs may be displayed from 4:00 pm Friday afternoon ( Thursday if Friday is a holiday) through 9:00 am the next business day (i.e., Monday, Tuesday if Monday is a holiday);
- Signs advertising the same message/reality/homebuilder may not be placed closer than 500 feet from one another on the main thoroughfares inside the Villages.
- Signs near the Loop 1604, Grosenbacher, Westcreek Oaks and Westcreek View entrances may not be closer together than 50ft.
- Signs may not be placed within fifty feet from any other reality/homebuilder or governmental sign

Villages of Westcreek Owners’ Association (VWOA) assume no responsibility or liability for signs damaged, vandalized or removed without owner’s consent. Further, VWOA reserves the right to remove without recourse signs determined to be in violation of this policy.

All requests for signage not covered by this policy or any requests for exception to this policy should send submit the request in writing for consideration to the address below.

Send requests for signage placement to:  
VWOA Architectural Review Committee  
12395 Military Drive West  
San Antonio, Texas 78253

Traffic and legally required signs. Nothing in this document shall be construed to prevent or affect the display of insignia, legal notices or informational, directional or traffic signs which are legally required or necessary to the essential functions of government agencies.

All signs shall be situated in a manner which does not interfere with or obstruct windows, doors, or other means of exit from a building.

Clear vision area. No sign shall be placed within the clear vision area defined. On any corner lot, no sign shall be maintained within a triangular area formed by the intersecting street lines and a straight line connecting such street lines, at points twenty five (25) feet from the point of intersection measured along such street lines.

No sign shall be erected on or over public property in a manner that interferes with any fire hydrant or utility box.

All signs shall be constructed of durable materials and securely attached to framework and supports made of wood, metal, or other similar material of equivalent strength.

Signs expressing support for an individual political candidate or party or local bond issue or referendum may be placed in a private front yard no earlier than forty five (45) days prior to a primary or general election and must be removed no later than seven (7) days after the election unless the candidate is involved in a runoff election. Such political signs shall not be larger than twenty four (24) inches high and twenty four (24) inches wide and must be professionally made; no homemade signs are permitted. The limit for political signs is three (3) per platted lot. Corner lots with two (2) bordering streets may have six (6) [three (3) per street frontage]. No political signs are permitted in common areas and any signs posted there shall be removed immediately.

Signs announcing a property for sale or rent, or an open house event shall be neat and professional looking.

Security signs which identify a home as being protected by electronic security systems are permitted but shall be no larger than two (2) square feet.



No sign or part of a sign shall exceed forty eight (48) inches in height unless approved by the ARC.

No Signs on individual lots shall be placed closer than three (3) feet from the edge of sidewalk.

Contractor signs. One (1) job identification sign is permitted during the time of construction of any building or improvement. Contractor signs must not have a face area larger than twelve (12) square feet and must be removed at job completion.

“For Sale”, “For Rent or Lease”, or “Model Home” Signs – Notwithstanding anything herein contained to the contrary, a “For Sale” or “For Rent or Lease” sign to advertise that the Lot or Property of the Owner is being offered for sale or rent is permitted, but such signage shall not exceed a total of five(5) square feet. Further, signs erected by homebuilders designating an Improvement as a Model Home shall be permitted subject to approval of the Architectural Review Committee (ARC). Floodlight sign illumination, on-sign lighting, banners, balloons and the like elevate this to commercial venture status, and therefore are not authorized for other than same-day party or open house type events.

Cosmetics representative, Notary Public, or knives sharpened here are all examples of commercial venture signs which would be inappropriate for the residential nature of the community and, thus expressly prohibited.

Sign height and area

(a) Height computation. The height of a sign shall be computed as the distance from the ground level of the sign to the top of the highest attached component of the sign.

(b) Sign area.

a. Area computation. The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual area. The computation of sign area shall not include any structure, bracing, or wall that is necessary to support the sign.

b. Double-faced signs. The area of a sign shall be computed on a sign face basis and all requirements with respect to sign area refer to the area of a single face. A double-faced sign shall be permitted to have the allowed area for a single-faced sign on each of the two (2) faces of the sign.

Temporary displays

Inflatables. The temporary use of inflatable displays used to promote open house or other similar events is permitted for a maximum period of eight (8) hours per calendar quarter per platted lot. Such displays shall be removed at the termination of the event.

Open House signs. Signs are permitted on the day before open house and must be removed by dusk of the date of open house.

Prohibited signs

Notwithstanding any provisions of this document, no sign shall be erected which constitutes an obstruction to the view of operators of motor vehicles on public streets or entering such streets from private property as determined by the Architectural Review Committee (ARC).

No revolving beam or beacon of light resembling any emergency vehicle light shall be permitted, nor shall any sign be made to resemble a traffic control sign.

No sign nor part of any sign in a residential area shall move, flash, rotate, or change its illumination or moving character shall be installed.

Signs which encroach or project over public property or right-of-way are prohibited.

Portable signs are prohibited.

No sign advertising any business or service may be attached to a building, fence or posted in a yard in the common or private area of the Villages of Westcreek.

Villages of Westcreek Owners' Association, Inc. (VWOA) assumes no responsibility or liability for signs damaged, vandalized or removed without the owner's consent.

Further, VWOA reserves the right to remove, without recourse, signs determined to be in violation of this policy and to charge services fees for such removal.

## Classifieds

**Absolute Bounce! Moonwalk Rental** “Where Fun is Just a Bounce Away” Westcreek Residents \$65 a day. Call 744-6239 or e-mail [absolute.bounce@yahoo.com](mailto:absolute.bounce@yahoo.com)

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

**DJ Services: Professional DJ at a fraction of the cost! Weddings, Birthdays, Graduation! Affordable & Available for gatherings of any size.** Westcreek Resident. Big City Productions 679-9575, [bigcitypd@gmail.com](mailto:bigcitypd@gmail.com), [www.bcpd.com](http://www.bcpd.com)

**Full Service Yard Work, Tree Trimming, Sidewalk and Concrete work.** Call Odi at (210) 777-7569

**J.A.J Painting & Carpentry:** interior & exterior painting, custom finishes, tape & float, texturizing, general home repairs, patios, etc... Competitive prices. Call Randy at 210-909-7021

**Lets get together, Autism Support Group in Westcreek-interested?** Call Tina @ 210-878-4886

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

**www.JumpsRFun.com** “Your Neighborhood MoonWalk Rentals” Licensed Spiderman, Disney Princess and Colorful Castle Available. Westcreek residents receive \$10.00 off. Call us for your next event, 210-679-7778. Business is for Sale \$6000.00



## Support your local American Legion Post 300



Darts, Pool, Steak Nights, Friends and Fun  
3290 S. Grosenbacher Rd.  
(2 miles South of Potranco Rd. or  
1 mile north of 90)  
Phone 210-674-3364

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

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www.villagesofwestcreek.com

# WESTCREEK TIMES

Vol. 18 Issue 3 May/June

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- 1 Garden Checklist for June
- 6 Compliance Reminders
- 7 Ramblin' Rec
- 8 Signage Policy





# WESTCREEK TIMES

[www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

## The COP Program

The purpose of the COP Program is to prepare neighborhood residents to be the “eyes and ears” of the police and to promote closer cooperation between residents and city agencies that exist to serve them. The Basic COP Training Program, presented at each of the six SAPD substations, consists of eight hours of classroom training, plus the opportunity for up to eight hours of ride-along with a district patrol officer.

Basic COP Class content includes:

- Recognizing suspicious activities
- Taking descriptions and calling the police
- Crime Prevention
- Working with Code Compliance and other city/county agencies
- Using cellular phones
- Setting up COP Patrols
- Testifying in court
- COP Volunteer Rules and Agreement



The ride-along experience provides COP volunteers with an opportunity to become familiar with SAPD patrol procedures and to establish points of contact with both the substation and the officers who patrol their neighborhoods. Most COP volunteers have found the ride-along to be one of the most educational and valuable parts of COP training.

After graduation from basic COP training, COP volunteers return to their neighborhoods and, together with other residents who are COP graduates, form COP neighborhood patrols, using cellular phones.

To learn more about the COP Program check with your VWOA office and ask for an application.



## Compliance Reminders

By: Oswald Willis

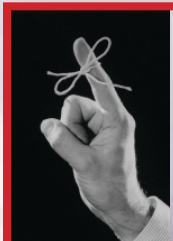
At this time of the year many of us are planning to make improvement to our properties, landscape the lawn, trim the trees or possibly setting up a home-based business. The following items will help you to comply with the associations standards.

**Storm Door:** An improvement application is not needed to install a storm door. However the door must match or be harmonious with the color of the adjoining trim on the front and /or rear of the main dwelling. Government safety restrictions must be considered. Plain unpainted aluminum cannot be used. Storm doors with burglar bars or bars that resemble burglar bars are not permitted.

**Street Maintenance:** Street cleanliness, except for Military Drive West, Westcreek View, Grosenbacher and Westcreek Oaks, depends on owners/residents maintenance. Owners/residents who throw trash, debris, or landscape trimmings into the streets are responsible for cleaning up. Owners or residents must clean up trimmings following lawn mowing and landscape maintenance. Growth of plant materials between seams of street and curb fronting a lot must be removed and discouraged from re-growth. Debris from fireworks must be removed from the landscape and street.

**Trees:** Whether caused by pruning or by injury, any wound on any tree shall be painted with latex or commercially available tree wound dressing within two (2) hours of pruning or injury. Treating the wound is necessary to prevent the spread of disease or infestation.

**Commercial Activity & Home- Based Business:** Business conducted from or within a private Lot is not absolutely disallowed but such business must adhere to all applicable laws, ordinances and regulations and the Villages of Westcreek Owner's Association (WVOA) Covenants, Conditions and Restrictions (CC&Rs). The business cannot be publicly advertised or promoted on the Lot nor can the public be invited to conduct business on the Lot. Any business that can be observed from the street is construed as inviting the public. Telecommuting and private consulting are examples of businesses that could be conducted without violating the VWOA CC&Rs. A child-care (day care) and yard sale are examples of disallowed commercial activities on lots. Source: Villages of Westcreek Owner's Association Covenants, Conditions & Restrictions (CC&R).



OFFICE OPEN  
SATURDAY, JULY 5TH  
9 AM TO 12 NOON



## VWOA Community Information

**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.

**After Hours Duty Phone (Emergency Only):** (210) 854-9282

**Address:** 12395 Military Drive West, San Antonio, Texas 78253.

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

**Internet and Email:** [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

**Board Members Email:** [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

**Staff Email:** [staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

### Board of Directors:

President - Cornel Hoskins  
Vice President - Rick Severs  
Secretary - Liliane Castillo  
Asst. Secretary - Vacant  
Treasurer - Mark Cornell

### Staff:

Judy Monger, Community Manager  
Elizabeth Jensen, Assistant Community Manager  
Oswald Willis, Standards Coordinator  
Derrick Foyle, Administrative Assistant  
Grace Briggs, Administrative Assistant  
Sandy McManus, Recreation Director  
Al Machail, Assistant Recreation Director  
Noelia White, Assistant Recreation Director  
Chris Dietrich, Maintenance  
Mike Ransom, Pavillion Attendant

### Committees & Chairs:

Architectural Review, Mike Newmyer, Interim Chair

### Westcreek Times:

Publisher - VWOA Board of Directors  
Editor - VWOA Staff (Interim)  
Design and Layout - Tara McMeans, DesignPrintPromote.net  
Webmaster - George Roberts

Westcreek Times will be printed six times in 2008. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the September 2008 issue are due August 1, 2008. Items of interest for publication should be submitted to: VWOA, 12395 Military Drive West, San Antonio, TX 78253

## Westcreek Owners Association Assessment Coupon 3RD QTR

# \$64.25 DUE 7/1/2008

Finance charges applied 8/1/08

Address: \_\_\_\_\_

MAIL COUPON WITH PAYMENT TO:  
VWOA  
12395 MILITARY DRIVE WEST  
SAN ANTONIO, TX 78253

## Presidents Corner

By Cornel Hoskins



It's Friday night and it's been another long week of meeting deadlines and dealing with issues at work. The next morning you come out of your home and your vehicle is damaged or stolen. While having your car stolen is not the end of the world (although it may feel like it at the time), it is upsetting, time-consuming, costly, and a hassle. The Villages of Westcreek has experienced some of these concerns. If I

may, please allow me to make a few suggestions. First, if possible, make an effort to put your car in your garage over night. Not only will this keep your car safe, but it will help with the cost of your car insurance if your vehicle is garaged. Secondly, if you must have your car outside, remove all cell phones, iPods, GPS devices, etc. This is an invitation for the bad guys to try and steal or break in your vehicle. Finally, if possible, turn your outside lights on during the night at your home.

What can we do to correct some of the above concerns?

On June 11, 2008, the first meeting for establishing the Villages of Westcreek's Cellular on Patrol was held at the Community Center. We had just about 38 to 40 people that attended this meeting. The intent of this potential course is to organize our Westcreek residents to be the "eyes and ears" of the Bexar County Sheriff's Department and to support closer teamwork between residents. The instruction provided will let each volunteer recognize suspicious activities, take down a description and call police. This training consists of one eight hour class at the police station or two four hour classes at our Community Center. This training will be more than classroom work. The ride-alone experience provides our volunteers with an opportunity to become familiar with patrol procedures and to establish points of contact with the officers who patrol our neighborhood. The ride-alone will be one of the most educational and meaningful parts of training. We are looking forward to our volunteers, together with other residents; participating in the cellular on patrol program and helping make the Villages of Westcreek safer.

## 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 w x 4.5 in h) are \$200 per issue; eighth page ads (3.75 in x 2.25 in) are \$100 per issue. Classified advertisements are \$10.00 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 e-mailed in high resolution color format to [info@designprintpromote.net](mailto:info@designprintpromote.net) or dropped off at the VWOA office. Payment should be made at the VWOA office or mailed to: VWOA, ATTN: 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 therefore all ads shall be submitted and paid for at the same time or put on a waiting list if need be (Classified ads excluded).

DISCLAIMER: The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.





# Management's Building Blocks

By: Judy A. Monger & Elizabeth Jensen



Well, summer is upon us and each pool is open six days a week. The first week was rough but hopefully we have worked out some of the bumps. Sandy and I have told you that we have hired our own life guards and gate guards now. Please be respectful of these people as they have a job to do and a lot of responsibility on their shoulders. You must have a valid Westcreek ID card with a "3" "8" on it to gain access to any of our amenities. The Sports Park, the Pools, Exclusive use of the Pavilion and Exclusive use of the Community Center all require a valid Westcreek ID card. If you have a complaint about one of our employees, please ask to see their ID Cards and get the proper name so we will know who "the blonde girl that worked on Tuesday morning at the Community Center Pool" is so we can correct any unacceptable behavior. This is the first job for many of these young people and we would like to work with them to instill good and ethical work habits.

We have hired a new maintenance crew to do our own mowing, repairing of broken items and removal of graffiti. When you see Chris, Kevin, Frank, Josh and/or Jon, please tell them if they are doing a good job or tell them if there is a problem. They will soon have uniform shirts that are green and white striped with their name and our Westcreek logo on it.

It is going to be another HOT summer with very little water. Water restrictions are common and you can keep your lawn looking good if you water it according to the SAWS restrictions. If you don't water it and it dies then when we do get rain and you have no grass on your property then you will be required to re-seed or re-sod your lawn. It will be a whole lot cheaper to water "a little" than to replace a whole lawn. Please help us keep Westcreek beautiful.

By the time you receive this newsletter, the new overflow parking lot at the Sports Park and the extension of the walking trail will be completed. We hope this will help with the overcrowding. In the next newsletter, I will publish the different lengths of the two walking trail. Just to clarify, we will have an inner loop that is basically the walking trail we have now and we will have an outer loop that is a longer distance. Next year we hope to develop the walking trail up near the Community Center.

We are in need of volunteers for the Architectural Review Committee (ARC). They meet on Tuesdays at 4:30 pm. The time and day can change at the wish of those serving on the committee. These are the people who approve or disapprove Property Improvement Application along the guidelines of the Standards. In January, we will also need Board members, so please start thinking about becoming a Director on the Board for the Villages of Westcreek. If you can serve your community in this manner, please call or come in and see someone in the office for more information. Remember, Westcreek is only as good as WE make it. Together WE can make Westcreek Wonderful.

As of now Bexar County is thinking of banning fireworks due to the dry conditions, if they do ban fireworks please respect your property and your neighbors property by observing the law. We had too many fires in Westcreek over New Years that were caused by fireworks. If they do not ban them and you observe Independence Day, please pick up and clean the debris from your yard and the street. Be careful and have a SAFE holiday!

Deputies Lopez and Flores of the recent COP program say "Please lock your car and do not leave valuables in sight in the car." Read more about the Cellular On Patrol program elsewhere in this issue. We had 38 – 40 residents that attended our meeting on the 11th of June. Come join us in STOPPING VANDALISM, GRAFITTI, and CRIME in our neighborhood.

One last note, Elizabeth Jensen, our Assistant Manager has obtained her Certified Manager of Community Associations (CMCA) and Oswald Willis, our Standards Coordinator, has also obtained his CMCA and his Association Management Specialist (AMS). The more knowledge we have in our association the better we all are. Congratulations, Elizabeth and Oswald! Way to go!

**HAVE A  
HAPPY  
& SAFE**





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and Communities  
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## Important Information Concerning Assessments

### *VWOA Management & Staff*

You could subtitle this article “Almost everything you ever wanted to know about annual assessments...but were afraid to ask.” One of the biggest differences between living in a homeowner association community and an ordinary neighborhood is that you have to pay to do so. The annual assessment is a rock-solid, inescapable aspect of HOA life, and it seems to generate a disproportionate amount of misunderstanding. During the course of this relatively short article, we’ll try to clear up some of the more common questions regarding our annual assessment.

Let’s begin by clarifying what we are paying versus what we are not. The annual amount to be paid is called an “assessment” (you probably already caught on to that). It is not: a service fee; a usage fee; membership dues; nor any other payment for any particular thing. The assessment is very much like a property tax (you’ve heard of a tax assessor), and in fact serves very much the same purpose: provide for the maintenance and services of the commonly held community assets. The assessment is a continuing obligation that derives automatically from ownership in the community. There are many things the assessment money is used for, but we pay it simply because we are legally required to do so--without regard to specific use of the funds or any activity or service provided (or not) by the Association. Also similar to a property tax, nonpayment can lead to lien filings and even foreclosure. Therefore, understanding and meeting the obligation to pay is very important to every owner.

Over the years numerous owners have misunderstood the mandatory, continuing obligation nature of assessments. Here are some of the reasons that have been offered for not paying.

- “Thought the mortgage company was paying it.”
- “My tenant is supposed to pay that because they are the ones using the pool.”
- “The builder said they had paid it; they didn’t tell me I had to start paying anything.”
- “My lawyer says you can’t make me pay because I don’t use any of your services.”
- “My real estate agent said it’s not necessary to pay if I don’t sign up as a member.”
- “I’m not living there anymore; I lease out the property through a management company. I think they worked it out with my tenant. Talk to them.”
- “We’re sorry, but we’ve worked out our budget and that’s just not a bill we can pay this time.”
- “We don’t use the sports park or the pool.”
- “We decided we don’t need to be members anymore since our work schedules don’t let us participate in Westcreek activities.”
- “I disagree with the action the Board took on \_\_\_\_\_ (fill-in-the-blank).”
- “You mean I have to pay every year?!”

To those who clearly understand the nature of assessments, many of these statements have a humorous quality. But the people making those statements were very serious and sincere in their (mis)understanding. They were not patently stupid or trying to make jokes. No one knowingly and intentionally places their home at risk for a couple



**12046 Potranco Rd**

**San Antonio, TX 78253**

**(210) 645-1011**

**Afterschool Youth Program  
and Summer Camp**

**Transportation available from area schools**





hundred dollars. Unfortunately, sincerity did not keep them from incurring legal bills that in many cases far outweighed the amount of the delinquent assessment.

Now is a good time to explore what happens when assessments are not paid. The assessment is due before the first day of each the months January, April, July and October. If not received by our Accounts Services by that date, the account is automatically delinquent at that point. ("I mailed it on the 1st" doesn't satisfy the obligation.) The owner can then expect to receive a statement of account status. This is NOT a bill. These statements are sent ONLY when an account is in delinquency. "Bills" are never sent. (We'll talk about how you know what and when you owe just a little further on.) The owner who receives a status statement should arrange to pay immediately. Already additional costs are mounting: late fees, interest on the outstanding amount, costs of mailings, etc. If the account goes unpaid, the Association's lawyer will be instructed to send a Payment Demand Letter--and that legal cost is added to the account. If the account still goes unpaid, VWOA then instructs the lawyer to file a lien--filing and more legal fees (plus additional late fees and interest) are added to the account. It's not unusual for a delinquent account to double or even triple in amount because of all the additional costs of collection. Plus there's the very disappointing (and perhaps financially damaging) situation for the owner trying to sell a home quickly but unable to do so because of the lien clouding the title. Finally, if an owner still does not respond to the seriousness of the situation, the lawyer is instructed to foreclose the property. Does it make sense to lose a home of many years to avoid paying an annual assessment? The stinging irony here is that even after foreclosure, the entire amount is still due to the Association.

Well, that whole business seems rather dark and ominous, and not one most owners care to become involved in (nor the Board, for that matter). So...how do we stay on the plus side of our assessment account? Awareness is the key. The owner who clearly understands the obligation and maintains awareness of when payments are due never has a problem. Perhaps an occasional late payment results in a late charge, but this is not considered serious for the account that otherwise is responsibly maintained.

To help with awareness, VWOA provides a number of reminders during the course of the year. We begin before the end of the year with a separate mailing notifying members of the annual assessment amount, and details of the collection process for delinquencies. That mailing includes four payment coupons, one for each quarter. Printed on each coupon is the amount due for that quarter, the due date, and mailing address. Then, beginning with the January newsletter and continuing with every issue we print the payment coupon for the upcoming quarter. We also have coupons available at the annual membership meeting; and they are always available in the manager's office. Coupons and assessment information are provided to each new owner in the newcomer's packet. For those with stamina and keen eyesight, the assessment is discussed at length in both the CC&Rs (Article VII) and Bylaws (Article XII)--also provided to every new owner and available on the web site. And then of course, we periodically discuss assessments in newsletter articles [Hey!! Just like this one!]. If, after all the written reminders an owner loses track, he or she can call the Message Line to ask for information or stop by the business office to ask in person.

Important to remember in all this are the following points:

- the assessment is a legal obligation of ownership; it is not voluntary, nor is it tied to anything except ownership.
- payment coupons are important, and should be kept handy; they are your only "bill".
- payments need to be mailed to arrive before the first day of January, April, July and October.
- failure to pay the assessment on time will bring added expenses to the account and possibly a lien.
- failure to pay at all can result in foreclosure and loss of the home (plus expenses).

Because on-time, problem-free payment of assessments is critical to the fiscal health and economic functioning of VWOA, the Board is always open to questions regarding assessments. If you have questions or concerns, express them through whatever means is most convenient for you: personal visit, phone call, snail-mail, e-mail. The Board meets usually every third Thursday, at 6 p.m. in the office; every owner is always welcome to attend.

## South Carolina Death Highlights a Hidden Danger: Dry Drowning

*By Mike Celizic, TODAYShow.com contributor*

The tragic death of a South Carolina 10-year-old more than an hour after he had gone swimming has focused a spotlight on the little-known phenomenon called "dry drowning" - and warning signs that every parent should be aware of.

"I've never known a child could walk around, talk, speak and their lungs be filled with water," Cassandra Jackson told NBC News in a story broadcast Thursday June 5 on TODAY. On Sunday, Jackson had taken her son, Johnny, to a pool near their home in Goose Creek, S.C. It was the first time he'd ever gone swimming - and, tragically, it would be his last.

At some point during his swim, Johnny got some water in his lungs. He didn't show any immediate signs of respiratory distress, but the boy had an accident in the pool and soiled himself. Still, Johnny, his sister and their mother walked home together. "We physically walked home. He walked with me," Jackson said, still trying to understand how her son could have died. "I bathed him, and he told me that he was sleepy."

Later, she went into his room to check on him. "I walked over to the bed, and his face was literally covered with this spongy white material," she said. "And I screamed." A family friend, Christine Meekins, was visiting and went to see what was wrong. "I pulled his arm and said, 'Johnny! Johnny!'" Meekins told NBC. "There was no response. I opened one of his eyes and I just knew inside my heart that it was something really bad." Johnny was rushed to a local hospital, but it was too late. Johnny had drowned, long after he got out of the swimming pool.

According to the Centers for Disease Control, some 3,600 people drowned in 2005, the most recent year for which there are statistics. Some 10 to 15 percent of those deaths was classified as "dry drowning," which can occur up to 24 hours after a small amount of water gets into the lungs. In children, that can happen during a bath.

Dr. Daniel Rauch, a pediatrician from New York University Langone Medical Center, told TODAY's Meredith Vieira that there are warning signs that every parent should be aware of. Johnny Jackson exhibited some of them, but unless a parent knows what to look for, they are easily overlooked or misinterpreted. The three important signs, he said, are difficulty breathing, extreme tiredness and changes in behavior. All are the result of reduced oxygen flow to the brain.

Johnny had two of those signs - he was very tired when he got home, and he had had the accident in the pool. But like most parents, Cassandra Jackson had no idea this could be related to water in his lungs. Delayed reaction Rauch said that the phenomenon of dry drowning is not completely understood. But medical researchers say that in some people, a small amount of inhaled water can have a delayed-reaction effect.

"It can take a while for the process to occur and to set in and cause difficulties," Rauch said. "Because it is a lung process, difficulty breathing is the first sign that you would be worried about." The second sign is extreme fatigue, which isn't always easy to spot. "It's very difficult to tell when your child is abnormally tired versus normal tired after a hot day and running around in the pool," Rauch said. "The job of the lungs is to get oxygen into the blood and your brain needs oxygen to keep working, so when your brain isn't getting oxygen, it can start doing funny things. One of them is becoming excessively tired, losing consciousness and the inability to be aroused appropriately."

Finally, there are changes in behavior, Rauch said - another tough call when dealing with very small children, whose moods and behavior can change from one minute to the next. "Another response of the brain to not getting oxygen is to do different things," Rauch explained, saying parents should be concerned "if your child's abnormally cranky, abnormally combative - any dramatic change from their normal pattern." He admitted, "It is very difficult to pick this up sometimes." But spotting the warning signs and getting a suspected victim to an emergency room can save a life, he added.

Victims of dry drowning are treated by having a breathing tube inserted so that oxygen can be supplied under pressure to the lungs. "Then we just wait for the lung to heal itself," he said. But for Cassandra Jackson, it's knowledge gained too late. She and Meekins sat in her home, looking at pictures of the bright and happy son who was no more. "He was very loving, full of life," the grieving mother said. "That was my little man."




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## Ramblin Rec

By: Sandy McManus

WOW, who turned the heat up! I hope you are staying cool. I understand the concerns of only having one pool opened during the month of

May and believe me, we are looking into that concern for next year. Our biggest obstacle was the shortage of lifeguards while school was still in session. These kids had final exams to concentrate on and was unable to start work until all was complete. I would love to get some retirees and some stay at home moms and dads to get their lifeguard certifications to help out during the month of May and also the end of summer month when the lifeguards go back to school in August. Then we can open both pools and have proper coverage for more to enjoy.

We have lots happening at our pools. The Westcreek Swim Team just finished off their season. There were a total of 85 kids that represented our community during swim meets. Then we have our swimming lessons that are going great. We have a wonderful staff that is helping both kids to adults learn how to swim. We also have our water aerobics classes. These classes are offered both morning and evening for most working people.

We will kick off a couple of pick-up sports in July. We have Basketball every Saturday starting July 12th through August 9th. Kids ages 9yrs-12yrs will play from 9:00am-10:00am, kids 13yrs-16yrs will play from 10:00am-11:00am and adults will play from 7:00pm-8:00pm. The cost will be \$8.00 per day per person.

The other pick-up sport we have planned will be Volleyball. This will take place every Wednesday starting July 23rd through August 13th. Kids ages 10yrs-12yrs will play from 7:00pm-8:00pm, kids 13yrs-16yrs will play from 8:00pm-9:00pm and adults will play from 9:00pm-10:00pm. The cost will be \$8.00 per day per person. This money will go towards paying the referees, trophies and end of the season party.

As our community continues to grow so will your recreation department. Most of these programs are new and we will experience some growing pains, so please be understanding to our staff as we stumble through our mistakes to improve on it for next year. Have a wonderful summer!

## Pool Hours

June 7th, 2008 – August 24th, 2008

### Community Center Pool

**Monday – Closed**

**Tuesday – 12 noon to 8 pm**

**Wednesday - 12 noon to 8 pm**

**Thursday - 12 noon to 8 pm**

**Friday - 12 noon to 8 pm**

**Saturday – 10 am to 8 pm**

**Sunday – 10 am to 8 pm**

### Sports Park Pool

**Monday - 10 am to 8 pm**

**Tuesday – Closed**

**Wednesday - 10 am to 8 pm**

**Thursday - 10 am to 8 pm**

**Friday - 10 am to 8 pm**

**Saturday - 10 am to 8 pm**

**Sunday - 10 am to 8 pm**

Should one pool be CLOSED for any reason other than their normal day, the other pool will be open to accept swimmers. After August 24, 2008 the pools will be open weekends only in September.

## Can I Borrow an Egg?

*An email to the Community Manager from Andrea Shawn*

My name is Andrea Shawn, and I live in a remarkable neighborhood. I live in a neighborhood where we know each other's first and last names. We know all the children's names, and who they belong to. I live in a neighborhood where we gather together several times a week for iced tea, card games, chit-chat, Bible studies, book clubs, movies, Spurs games and poker games. We have even travelled together and come back tired, tanned and still in love with each other. I live in a neighborhood where we look out for each other, we look after each other's kids, we help each other with various projects, we lend and borrow power tools, kitchen gadgets, and what not, and we run errands for each other. I live in a neighborhood that is happy, healthy, safe and fun!

Unfortunately, most neighborhoods aren't happy, healthy, safe and fun. Most neighbors may know a few faces, and wave at each other from their cars as they come and go, and that's about it. I live in a neighborhood that is, sadly, unique.

My neighborhood wasn't always happy, healthy, safe and fun though. My neighborhood used to be like most neighborhoods of today. But with a little bit of effort and a lot of gumption, my neighborhood is something to be proud of.

It is my sincerest wish that every neighborhood in America become like mine. It is a lofty wish, but completely attainable, one neighborhood at a time.

I have published a website with an accompanying book called Can I Borrow An Egg? where I have collected several stories and ideas that will hopefully encourage as many people as possible to become the happy, healthy, safe and fun champions of their neighborhoods. I talk about some of the reasons for the decline of the neighborhood, and share some inspirational stories on how my neighbors banded together and made our neighborhood happy, healthy, safe and fun. I also illustrate some challenges my neighborhood faced, and how we dealt with them, and became stronger as a result of them. And finally, I give some practical advice and examples that will encourage visitors to take that all important first step (and many steps afterward) toward a happy, healthy, safe and fun neighborhood of their own.

I would be delighted to visit you at one of your association meetings, and discuss the many benefits of a happy, healthy, safe and fun neighborhood. I would be doubly delighted to email a PDF with a sample of my book Can I Borrow An Egg?

Please take a moment to visit my website, and begin your journey toward the happy, healthy, safe and fun neighborhood of your dreams. Thank you so much for your attention, and please take care.

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# Board of Directors Meeting Minutes

## Regular Meeting of the Board of Directors Thursday, March 20, 2008

### Attendees

**Board Members:** Cornel Hoskins, presiding; Liliane Castillo, Mark Cornell, Rick Severs and Ernest Felder.

**Staff:** Judy Monger, CM; Elizabeth Jensen, ACM, Sandy McManus and Oswald Willis

Mr. Hoskins called the meeting to order at 6:02 p.m.

**Residents:** Ken Lemanski (retiring Sports Park Committee Chair)

**Minutes:** The Regular Meeting minutes for February 21, 2008 were read and approved 4-0.

**Residents'/Guests' Forum:** None to be heard.

### Committee Reports

1. VWOA Recreation Director: The Recreation Director reported on profit for Breakfast with the Easter Bunny and plans for the Annual Picnic, new volunteer committee, new position for another Assistant Recreation Director and wish list for building for Recreation Department to house Recreation employees, storage and concession stand.

Treasurers and Finance Committee's Report: The CM briefed the Board on the financials. The Board unanimously accepted (5-0) the report for filing and audit.

**Management Report:** After brief discussion, the management report was accepted (5 – 0).

### Unfinished Business

1. Fence Project: The fence project is moving along with additional quotes for the wash and stain, replacement or repair of fences.

### New Business

1. Mailbox areas – Maintenance – The USPS will be consulted about repair. Otherwise the mailbox areas will be repaired on a case by case basis.
2. Crime Stats – The stats will be provided to the community every other month by the BCSO.
2. Speed Bumps – A letter will be written to the Infrastructure Service Department requesting a study be done on 4 or 5 of our streets.
3. Additional Recreation Personnel – The voted to accept the recommendation that a new Part-Time Assistant Recreation Director be hired so the Department can grow with sports leagues, teams and tournaments.
4. Benefits for Volunteers – The benefits for volunteers were cleared as to family status.

**The Next Meeting:** The next Regular meeting will be held on Thursday, April 17, 2008 at 6:00 p.m. at the Community Center.

**ACTION Items** – Communication Items for Newsletter/WC Alert:

The newsletter is at the Design – Layout Center and being sent to print. Articles for the July-August newsletter are due June 10th 2008.

**Adjournment:** There being no further items before the Board, the meeting adjourned at 7:26 p.m.

## Regular Meeting of the Board of Directors Thursday, April 17, 2008

### Attendees

**Board Members:** Rick Severs, presiding; Liliane Castillo, and Mark Cornell,.

**Staff:** Judy Monger, CM; Elizabeth Jensen, ACM, Sandy McManus and Oswald Willis

Mr. Severs called the meeting to order at 6:02 p.m.

**Residents:** Robert & Selena Santana

**Minutes:** The Regular Meeting minutes for March 20, 2008 were read and approved 3-0.

**Residents'/Guests' Forum:** Mr. & Mrs. Santana expressed concern over speeding in their neighborhood. We discussed the C.O.P.s program, Neighborhood Watch and the CM stated she had just written a letter requesting a speed study on five of our streets. The CM will write and add the streets discussed to the request letter.

### Committee Reports

1. VWOA Recreation Director: The Rec. Dir. briefed the Board on the Annual Picnic (700 attendance), Westcreek Recreation Team (volunteers to meet once a quarter), Swim Team (coaches' costs, registration, and meet dates), Life Guards (hiring, recruiting and uniforms), Pool hours and Openings, Muffins for Mom (May 10th) and Soccer (63 players and end of season party May 17th). Mark Cornell thanked the Recreation Director for all the hard work on the Annual Picnic and the well organized volunteers. The Board authorized the opening of a bank account for the VWOA Swim Team. Graduation Bash was discussed and was decided that the homeowner should rent the facility.

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

**Management Report:** After brief discussion, the management report was accepted.


### Unfinished Business

1. Fence Project: Phase I is the Oaks and it was requested that the area be broken down in smaller pieces.
2. Mailbox areas – Maintenance – The USPS will not repair anything but the mailbox structure. VWOA will repair the mailbox. Otherwise the mailbox areas will be repaired on a case by case basis.
3. Crime Stats – The stats will be provided to the community every other month by the BCSO.
4. Speed Bumps – A letter will be written to the Infrastructure Service Department requesting a study be done on 4 or 5 of our streets.



# July 2008

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.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Karate is offered every Tuesday & Thursday of the month. Water Aerobics every Monday, Wednesday & Friday AM Tuesday & Thursday PM		1 ARC Meeting 4:30 pm	2	3	4 4th of July Office Closed 	5 Office Open 9am-12pm
6	7	8	9	10	11	12 Basketball Shootout 9-12yrs 9-10am 13-16yrs 10-11am 17 & Up 7-8pm
13	14	15 ARC Meeting 4:30 pm	16	17 Board of Directors Meeting 6:00 pm Everyone Welcome	18	19 Basketball Shootout 9-12yrs 9-10am 13-16yrs 10-11am 17 & Up 7-8pm
20	21	22	23 Volleyball 10-12yrs 7-8pm 13-16yrs 8-9pm 17 & Up 9-10pm	24	25	26 Basketball Shootout 9-12yrs 9-10am 13-16yrs 10-11am 17 & Up 7-8pm
27	28	29 ARC Meeting 4:30 pm	30 Volleyball 10-12yrs 7-8pm 13-16yrs 8-9pm 17 & Up 9-10pm	31		

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.

# August 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Karate is offered every Tuesday & Thursday of the month. Water Aerobics every Monday, Wednesday & Friday AM Tuesday & Thursday PM					1	2 Basketball Shootout 9-12yrs 9-10am 13-16yrs 10-11am 17 & Up 7-8pm
3	4	5	6 Volleyball 10-12yrs 7-8pm 13-16yrs 8-9pm 17 & Up 9-10pm	7	8	9 Basketball Shootout 9-12yrs 9-10am 13-16yrs 10-11am 17 & Up 7-8pm
10	11	12 ARC Meeting 4:30 pm	13 Volleyball 10-12yrs 7-8pm 13-16yrs 8-9pm 17 & Up 9-10pm	14	15	16
17	18	19	20	21 Board of Directors Meeting 6:00 pm Everyone Welcome	22	23
24 31	25 NISD Schools Start 	26 ARC Meeting 4:30 pm	27	28	29	30

## New Business

1. Electronic Payment Options – will check with bank as what is offered
2. New Procedures – Hiring/Firing. Tabled so all Board Members could have input.
3. Lighting the Sports Parks – Board approved the concept of Outdoor Lighting and cost.
4. Parking lot Measurements – Mr. Severs looked at the satellite view and gave measurements for the overflow parking lot at the Sports Park.
5. Flowerbeds at the Clock Tower – Lil is designing raised flowerbeds at the Clock Tower using RR ties.
6. Re-look at Monuments – Check for plumbing and wiring at Entrance to Westcreek Oaks and 1604.

**The Next Meeting:** The next Regular meeting will be held on Thursday, May 15, 2008 at 6:00 p.m. at the Community Center.

**ACTION Items:** Communication Items for Newsletter/WC Alert: The newsletter is accepting articles. Articles for the July-August newsletter are due June 10th 2008.

**Adjournment:** There being no further items before the Board, the meeting adjourned at 8:29 p.m.

## TIPS ON KEEPING YOUR VEHICLE SAFE

### Anti-Theft Devices

Many car insurance companies may give you a discount for certain anti-theft devices, such as the ones listed below. Check with your agent for details.

- Ignition Kill Switch. Splice an inexpensive toggle switch into your ignition wire or to your starter. The trick is hiding the switch well. Keypads, pressure pads and more expensive “Immobilizers” and “Passkeys” can also be used.
- Fuel Kill Switch. The valve that halts the fuel supply is closed.
- Visible Steering Wheel Lock. Prevents the steering wheel from being turned.
- Floorboard Locks. Devices that disable the gas or brake pedal.
- Gearshift Locks. Disables shifting of the transmission.
- Tire/Wheel Locks. Prevents the vehicle from moving.
- Hood Locks. Prevents the thief from gaining access to your security system and battery.
- Armored Collar Around the Steering Column. Protects the column and ignition.
- Alarms. Security systems which make loud warning sounds when doors/hood/trunk are opened. Optional sensors detect glass breakage, motion, tampering, and towing. Panic buttons, back-up batteries, flashing parking lights or headlights, and automatic engine-disable features are also popular.
- Vehicle Tracking. Transmitter hidden in car enables police to track car (may not be available in all areas).

### Auto Theft Prevention Tips

A car is stolen in Texas every 5 minutes. No matter what kind of vehicle you drive, old or new – car or truck – you could be the next victim. The following information could help keep you and your vehicle safe.

#### Tips to Protect Your Vehicle

- Take Your Keys. One out of every five vehicles stolen had the keys in it.
- Lock Your Car. Almost half of all vehicles stolen were left unlocked.
- Don't Hide a Second Set of Keys in Your Car. Extra keys can easily be found if a thief takes time to look.



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## **Mark in Well-Lighted Areas.**

- Park in Attended Lots. Auto thieves do not like witnesses and prefer unattended parking lots.
- Only give ignition/door key to parking attendant. If your trunk and glove box use the same key as the door, have one of them changed. Don't give the attendant easy access to your glove box and trunk. Upon returning, check the tires, spare and battery to insure they are the same as those you had when you parked.
- Don't leave your car running unattended. Vehicles are commonly stolen at convenience stores, gas stations, ATM's, etc. Many vehicles are also stolen on cold mornings when the owner leaves the vehicle running to warm up.
- Completely Close Car Windows When Parking. Don't make it any easier for the thief to enter your vehicle.
- Hide Your Valuables. Don't make your car a more desirable target for thieves by leaving valuables in plain sight.

## **The Numbers Don't Lie**

Last year in Texas, car thieves stole nearly 100,000 vehicles, and in almost half of those crimes, they had an accomplice – the vehicle owner. It is estimated that 50,000 stolen vehicles in the state had the owner's keys left in them.

## **Leaving Keys in Vehicle is Illegal**

Yes, that's right. Not only is it illegal to leave your keys in your unattended vehicle, but if your vehicle is stolen with the keys in it, your insurance company may not cover your loss.

## **How to Spot a Stolen Vehicle**

Many stolen vehicles are sold to unsuspecting buyers. If you knowingly buy a stolen car, you can be arrested. If you buy a stolen car unknowingly, you could lose the car and your money. To avoid becoming the car thief's second victim, we urge you to keep these tips in mind:

- When buying from a private individual, make sure the title and registration match the name and address of the person selling the car.
- Be cautious of a seller with no fixed address, place of employment or phone number.
- Ask the seller for references about past financing and insurance on the vehicle. Verify the information with the bank, finance company or agent.
- Ensure the vehicle identification number (VIN) on the automobile's dash is present, secure and unaltered.
- Check to ensure the VIN plate has not been repainted and the numbers stamped in the plate appear to be the original factory numbers.
- If in doubt about plate authenticity, check with a new car dealer who handles the same model, or contact a law enforcement agency. (Thieves may remove the VIN plate and replace it with one from a similar wrecked vehicle.)
- Be suspicious of any deal that seems "too good to be true."

## **Seasonal Safety Tips**

- Never leave your purse, wallet or keys in your unattended vehicle.
- Remember, it is against the law (Transportation Code Chapter 545.404) to leave your keys in your vehicle while it's running and unattended.
- Always hide your belongings from sight, including CDs, briefcases, address books, mobile electronics, toys, shopping bags and clothes.
- Do not keep in your car your vehicle registration receipt, insurance certificate, mail or other items that have your name, address and personal information on them. Auto burglars can use this information to burglarize your home.
- Avoid leaving the garage door opener visible in your car. It may be used by the burglar to gain entry to your home.
- Always close the windows and lock your vehicle, even if leaving it unattended for a quick trip into the convenience store.

# Classifieds

**Absolute Bounce! Moonwalk Rental** "Where Fun is Just a Bounce Away" Westcreek Residents \$65 a day. Call 744-6239 or e-mail [absolute.bounce@yahoo.com](mailto:absolute.bounce@yahoo.com)

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- \* File \* Decorate

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- 1 The Cop Program
- 4 Important Assessment Info
- 5 Dry Drowning
- 7 Rambler's Rec
- 10 Tips On Keeping Your Vehicle Safe





# WESTCREEK TIMES

[www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

## Election to Fill Board of Directors Positions

By: Rick Severs

### Nominating Committee

The annual meeting of the Villages of Westcreek Homeowners Association is scheduled for January 2009. Two 2-year positions are up for election. This is an opportunity to get involved and chart the course of the community as it continues to grow. With over 3,000 homes as of this writing, the Villages of Westcreek is a large community. Board seats are volunteer positions, and the work is similar to that found in any non-profit organization. Board members should be actively involved and strongly committed to serving the Villages of Westcreek. Any Villages of Westcreek member in good standing is eligible to run for and serve, if elected, on the board.

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

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



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

- The ability, willingness and desire to accept the responsibility of working for the greater good of the Westcreek community;
- Be available for the monthly meetings;
- Have the energy to embrace the issues;

- Make the time to receive community oriented education and;
- The desire to be actively engaged and committed to the Villages of Westcreek.

To nominate yourself or someone else whom you believe would be a good director, or to ask questions leave your name (and call back number) on the message line (679-6617). You may also request information from the Nominating Committee in writing by sending a note to the VWOA manager's office. Please submit the name of the person being nominated and a half page biography, with their qualifications and emphasis on why they wish to serve on the Board of Directors to:

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

Information submitted should reach the above address in time for processing and inclusion on the proxy mail out letter and ballot. As always, last minute nominations will be taken from the floor at the Annual Meeting. Please remember proxies must be turned in to the office no later than seven (7) days prior to the Annual Meeting date. Each nominee will be given a chance to express why he or she desires to be elected to the Board of Directors at the Annual Meeting. At this time we have four people who have been submitted for consideration. They are as follows in alphabetical order by last name:

David Panter  
Harold (Rick) Severs  
Evelyn Thompson  
Michael Wagnon

Their biographical sketches are listed below in the same order.



### David Panter

1710 Chippington

David Panter is an independent government Homeland Security and Safety and Security consultant who has resided with his wife and three dogs in Westcreek since 1997. After retiring from the Air Force in 1991, he completed undergraduate and graduate degrees at Virginia Commonwealth University (VCU) in Richmond, Virginia. His tenure at VCU launched a public service career with the Virginia Department of Criminal Justice Services Crime Prevention Center that resulted in appointments to the Virginia Crime Commission and the Virginia

*continued on p5*



## VWOA Community Information

**Phone:** (210) 679-8761; Fax: (210) 679-0040

**After Hours Duty Phone (Emergency Only):** (210) 854-9282

**Address:** 12395 Military Drive West, San Antonio, Texas 78253.

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

**Internet and Email:** [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

**Board Members Email:** [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

**Staff Email:** [staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

### Board of Directors:

President - Cornel Hoskins  
Vice President - Rick Severs  
Secretary - Liliane Castillo  
Asst. Secretary - Vacant  
Treasurer - Mark Cornell

### Staff:

Judy Monger, Community Manager  
Elizabeth Jensen, Assistant Community Manager  
Oswald Willis, Standards Coordinator  
Derrick Foyle, Administrative Assistant  
Grace Briggs, Administrative Assistant  
Sandy McManus, Recreation Director  
Al Machail, Assistant Recreation Director  
Noelia White, Assistant Recreation Director  
Chris Dietrich, Maintenance  
Mike Ransom, Pavilion Attendant

### Committees & Chairs:

Architectural Review, Mike Newmyer, Interim Chair

### Westcreek Times:

Publisher - VWOA Board of Directors  
Editor - VWOA Staff (Interim)  
Design and Layout - Tara McMeans, [DesignPrintPromote.net](http://DesignPrintPromote.net)  
Webmaster - George Roberts

Westcreek Times will be printed six times in 2008. The newsletter publication dates will be January/February, March/April, May/June, July/August, September/October, and November/December. Submissions for the January 2009 issue are due December 1, 2008. Items of interest for publication should be submitted to: VWOA, 12395 Military Drive West, San Antonio, TX 78253

## Presidents Corner

*By Cornel Hoskins*



The Villages of Westcreek outdoor recreation areas are being developed for sole purposes of supporting our homeowners. Public access to the park is being threatened by outsiders that do not live in Westcreek as well as authorized homeowners. We must always respect our park and make sure we are taking care of the entire area. The Board of Directors have been informed of activities at the park that includes rubbish and other unsightly items on the ground. We (homeowners) cannot allow this to continue without taking some kind of action to correct this concern. Why should this be your concern? The bottom line is we need to avoid the reduction of property values and the park is one of the major selling points for our area. We are spending a fair amount of funds on correcting damages in our park and our common area fences. I am asking our homeowners to please keep an eye out for damage in the park and Military Drive and Westcreek Oaks. We need your help to prevent this issue now.

Finally, the election for positions on the Villages of Westcreek is here. This position will take a lot of valuable time away from your family. This is enjoyable work (for me) involving the Villages of Westcreek and we are always looking for new ideas to improve our community. Thanks again for your support.

### Job Opportunity

Don't forget that Villages of Westcreek will be Hiring our own lifeguards for the summer of 2009. If you or someone you know is interested please Contact the Recreation Department 679-8248

### 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 w x 4.5 in h) are \$200 per issue; eighth page ads (3.75 in x 2.25 in) are \$100 per issue. Classified advertisements are \$10.00 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 e-mailed in high resolution color format to [info@designprintpromote.net](mailto:info@designprintpromote.net) or dropped off at the VWOA office. Payment should be made at the VWOA office or mailed to: VWOA, ATTN: 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 therefore all ads shall be submitted and paid for at the same time or put on a waiting list if need be (Classified ads excluded).

**DISCLAIMER:** The Villages of Westcreek Owners' Association, Inc. does not endorse, warranty, or guarantee the goods and/or services advertised in this newsletter.

## Westcreek Owners Association Assessment Coupon 4TH QTR

**\$64.25 DUE 10/1/2008**

Finance charges applied 11/1/08

Address: \_\_\_\_\_

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VWOA  
12395 MILITARY DRIVE WEST  
SAN ANTONIO, TX 78253





## Management's Building Blocks

By: Judy A. Monger & Elizabeth Jensen



I would like to talk about our Westcreek Management team. Most of us have been together a year now. We have implemented and improved procedures that have made us a more efficient and organized association. We have seen many new changes. We strive for improvement, trying new ideas and ways to better our community. We strive to do the best job possible for you. We are homeowner's as well and protecting all of our investments is our priority.

One of the changes we made was to implement an internal Maintenance department, to take over the mowing of our Common Area. We really thought we could do this job and have more control over the quality of the work. Well, let me tell you something -- Commercial equipment is not cheap and keeping it running is quite a chore and is very expensive. After re-evaluating the cost efficiencies, we do regret that we cannot do all of our own mowing. We are going to have to contract that out again. We will keep a small Maintenance Crew to repair lights, sprinklers, plant new plants and trees and maintain the Sports Park area. They can hit the HOT SPOTS that seem to crop up all the time. They have worked hard and have done some really GREAT things. I thank Chris Dietrich, the Maintenance Supervisor for directing his crew as efficiently as he did.

Our Recreation Department is growing by leaps and bounds. They have taken on this community and have really done a SUPER job. We have had water aerobics, muscle toning, a basketball shoot out, and volleyball and now we are back to soccer. This year our soccer team will have games with the Great Northwest. Sandy and her team have done a really good job in the sports area. Her team has also put together a second Oktoberfest that

far surpassed the first and a good time was had by all!!! When you see Sandy and her team, volunteers included, please give them a big THANK YOU!!

Our Standards Department is really trying to keep our neighborhood up to par. This department has a supervisor, an assistant and six monitors, and we currently have 3246 homes. You do the math. Just remember how hard it is to watch and take care of one house and they have to watch 600+ homes for problems. If you get a Courtesy Notice, please look at it as exactly that -- a COURTESY notice. It is not a bill or a fine or anything of that sort -- just as a Courtesy, we are telling you that you may have overlooked something and if the lawn boy comes the next day then the issue is resolved or if you need more time to deal with a bigger issue then call us (679-8761) and talk to us and we will work out a timeline that is acceptable to you and us.

We are here to make the Villages of Westcreek a better place to live. We want to be proactive when it comes to graffiti. If you see any graffiti in our common areas, please report it to the office so we can immediately remove it. We would ask that you do the same if the graffiti is on your property. The longer it stays around, the more it breeds. We ask that you report to the sheriff's non-emergency number (335-6000) when you see a group of young people out walking after midnight. There is a curfew for anyone under 18.

Just a reminder -- 2009 assessment notices will be coming out at the end of November. Assessments can be paid by the quarter, Jan 1st, April 1st, July 1st and Oct 1st or they can be paid up front for the whole year. We are accepting credit cards (Visa, MasterCard, and Discover).

As always, sexual predators are still with us. To get information about sex offenders, enter national sex offender registry in your search engine. Take the time to educate yourself and your children on this important subject.

Our office will be open on January 3, 2009 from 9:00 a.m. to 12:00 noon for you to take care of assessment payments and to update your ID cards with the current quarterly decal. Quarterly decals are closely controlled and must be affixed to your ID card by our office staff. No loose decals will be distributed.

Our regular 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 you need an after-hours appointment, please call 679-7726 to make arrangements. We will be happy to accommodate any reasonable request. The office will be closed on the following holidays in November and December 2008:

Tuesday, November 11, 2007  
Thursday, November 27, 2007  
Friday, November 28, 2007  
Thursday, December 25, 2007  
Friday, December 26, 2007

Veterans' Day  
Thanksgiving Day  
Day after Thanksgiving  
Christmas Day  
Day after Christmas

**WESTCREEK**  
**\$1,000 Weight Loss Challenge!**  
 Lose the Most Weight and Body Fat % In 6 WEEKS  
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Only \$150 to register for 6 week program. Program includes: 2x Week Personal Training, Nutrition Counseling, and a Variety of fitness classes!

**Register Now!**  
 Call Harrison Smith at 210-241-7184  
 or Email Heat210@excite.com

January 15, 2009 is our Annual Meeting and it will be held at the VWOA Community Center. More information will be given in the January/February 2009 newsletter.

From the VWOA Staff to you and yours', remember to be Thankful in November and have Blessed and Happy Holidays in December. Remember our troops, who are serving around the world and here in the United States. Ask your God to bless them for serving.

## Westcreek Business Owners Group

### Neighborhood Business Networking

Business owners living in the Villages of Westcreek are invited and encouraged to join this group. Why? Because...It gives your business exposure! The meeting is FREE! You learn business tips! And it's close to home!

### Spreading the word about your business...that's what we want to help you do.

Many of you are business owners, and you 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 can't buy your goods and services. The Business Owners Group will help you get the word out. We'll also help each other with business tips and advice.

We will meet once a month for about an hour and a half, with time for networking, training, information sharing, refreshments, and more. Get involved in the community and grow your business, all at the same time!

The Business Owners' Group meets the 1st Tues of each month at 7pm. If you're interested, contact George and Paula at 254-7881 or 269-9752 for location and details.

## The Forgotten Native

The most overlooked Texas native wildflower; Gayfeather (Liatris Species). This native blooms from late August through to December with intense, striking purple spikes. Liatris grows right out of stone, in any naturalized area and rock garden. Give it full sun, well-drained soil and then just ignore it until it becomes the spotlight in your yard during the fall. The hotter and dryer the conditions, the more it will grow. This native can live as long as six years, attracts butterflies and can make a great addition to any flower arrangement. Gayfeather can be planted from seed or you can dig up the little bulbs that form in the ground.

When the holidays arrive, don't forget to include this overlooked native in your table centerpiece.



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State Police as a crime prevention and workplace violence consultant. Since moving to Texas, he has continued to pursue a teaching career within the Alamo Community College District developing homeland security, emergency management, and criminal justice courses in addition to serving as a government contract contingency planning and WMD consultant to the U.S Air Force, U.S Army, and U.S Navy Surgeon Generals. As a former law enforcement officer and federal agent he is an active proponent of safe communities and aggressive community crime prevention activities that include active surveillance of graffiti "hot spots", child safety programs, and active community liaison with local law enforcement and community groups. David's commitment to serve the Westcreek community is reflected as a former member of the Architectural Review Committee and past Vice President of the VWOA Board of Directors. He continues to serve our community as VWOA Team Captain to the Bexar County Sheriff's Office Cellular on Patrol Program.

### Harold F. (Rick) Severs

12418 Point Mill

- Currently serving as the Vice-President on the VWOA Board of Directors.
- Completed the Community Associations Institute (CAI) courses of Homeowner Association Basics and Essentials for Homeowner Associations.
- Very Pro-active member of the VWOA Board of Directors asking questions, making suggestions/recommendations and giving constructive criticism.
- Serve as an Alternate member of the Architectural Review Committee (ARC).
- Retired U.S. Army Chief Warrant Officer 4. Retired from Fort Sam Houston in July 1988.
- Latest employment as Air Operations Supervisor 1, who directly supervised 9 pilots and aircraft mechanics in 4 locations, serviced 41 counties with aviation services, controlled an approximate \$950,000.00 budget and \$5,000,000.00 in assets, and advised North Carolina Division of Forest Resources Region 2 Regional Staff on aviation matters.
- Served as a Deacon and Chairman of the Deacon Board at Roberdel Baptist Church, 1997 -2004.
- Attended the University of Tennessee for 1 year and have a US Army 2 year college equivalency with over 90 hours of college credit.
- Been a resident of the Villages of Westcreek since June 2005 but lived in San Antonio an additional 4 years.
- Married for 21 years with 6 children. My wife Rosemary works as a clerk in the front office at Ott Elementary. Two of our children are San Antonio Police Officers, one who graduates from Texas A&M in May with a teaching degree, one is attending Northwest Vista College majoring in Computer Forensics and Criminal Justice, one is a Junior at Stevens High School and one is in the 8th grade at Luna Middle School.

### Evelyn Y. Thompson

1207 Dezarac

Evelyn is a retired educator with a combined total of 34 years - 20 years in the classroom and 15 years in administrative service to public education. Evelyn's opportunities and experiences in the field of education range from the elementary and middle school classrooms to presentations and facilitating at local, state, and national conferences to leadership positions in technology staff development and training

*continued on p6*



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initiatives for teachers, staff, and students in Northside ISD. In 1990, Evelyn became an instructional administrative staff person in Northside ISD and retired as Director of Academics, Training, and Staff Development Services in January 2004 after 34 years of service in public education. She currently serves as an online Instructor for Walden University in the M.S. in Education with a focus on Integrating Technology in the Classroom Program.

Evelyn has a B.A. in Elementary Education/Social Science; a M.S. in Education with certification in Educational Administration; and Doctorate of Philosophy in Education with a Specialization in Educational Technology in progress.

As a member of Macedonia Missionary Baptist Church, Evelyn has served as Youth Ministry Director and Youth Sunday School Teacher, National Baptist Congress Youth Advisor, Facilitator and Presenter, Sunday Council member, Co-Chair for Annual Pastoral Celebrations and as Sunday School Teacher for an adult women's Bible Study Class. She has been a Discipleship Training Facilitator for small several group studies, sings with Sanctuary Choir, and Women's Day Co-Chair in years past. Evelyn has served as Macedonia's Webmaster, Bowling Ministry Treasurer, Praise Team Member, and participated in the CDC Community Outreach Program (KLRN National Educational Series – Matter of Race video broadcast nationally in September 2003), and recognized by the San Antonio Metropolitan Chapter Top Ladies of Distinction for her work in Religious and Public Education in 2004. Currently, she serves as Secretary for the Board of Directors, and named as Macedonia's Woman of the Year 2005.

Evelyn's family support group includes her Mother, husband of 31 years, 5 adult children, 13 grandchildren, 1 great grandson, and a multitude of friends, coworkers, and church community. Evelyn and her husband took a seven-day trip to Kenya, Africa in December 2004 for a missionary project and spent another 7 days in London, England as tourists.

### Michael Wayne Wagon

12620 Rambling Rose

Biographical Information:

- Born September 15, 1962 (46 years of age).
- Married for 16 years with 2 children (9 and 7 years of age) at Ott Elementary School.
- Worked in Retail Sales/Retail Management throughout high school & college.
- Graduated Cum Laude with Bachelor of Science in Political Science from University of Colorado; Colorado Springs in 1985.
- Selected for Up With People, an international cultural and educational organization. (1986 – 1991)
- Blockbuster Video; Assistant Store Manager/Store Manager.
- Wells Fargo Bank; Customer Service Representative/Business Loan Processor.
- Comfort Inn & Suites; Front Desk Associate (Night Auditor).
- JC Penney; Shoe Sales Associate.
- Full Time Homemaker; January 1999 to Present.
- Volunteer in VWOA with Westcreek Tigers Karate Dojo, Westcreek Seahorses Swim Team, and Ott Elementary School.

**Bring your family to celebrate  
the Christmas holidays!**



Sunday, Dec. 14, 6 pm – *Once Upon a Holy Night* musical  
Wednesday, Dec. 24, 6:30 pm – Candlelight Service



**Bible Study: 9:30 am Sunday**

**Worship: 11 am & 6 pm Sunday**

**Prayer Service: 6:30 pm Wednesday**

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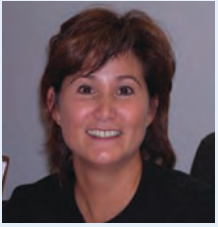
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## Ramblin Rec

By: Sandy McManus

If you missed the Oktoberfest you missed a GREAT time! This was our 2nd annual celebration and you can believe you will see it again. Between the kids sliding down the 18 ft slide with candy apple between their teeth and the adults hanging out at the beer garden listening to the band, a great time was had by all! Lots of time and organization went into preparing for the Oktoberfest but when it all came together it is so worth it! I love to see our neighbors getting to know each other and that's exactly what happens when we have these events.

Ready for Christmas? Well for those of you who love to shop or just don't like to mess with the mall crowd we have the solution. Westcreeks annual Christmas Bazaar is scheduled for Dec. 6th. It will be held at the Community Center from 10:00am - 4:00pm. We will have all types of vendors coming in from surrounding areas to help satisfy your shopping needs. It's not too late if you are interested in setting up a booth just contact the recreation department at 679-8248.

F.Y.I., the December rummage sale has been cancelled. If you are a crafter and was planning on selling your homemade crafts at the rummage sale you may be interested in the Christmas Bazaar. Please contact the recreation department for more details.

Don't forget that Santa Claus is coming to the Association on Dec. 13th. The cost is \$6.00 per child. This event is for children ages 10 years old and younger. They will have snacks, drinks and crafts to enjoy and they will receive a picture taken with Santa. This event is scheduled to take place from 9:00am - 11:00am. Registration is requested to ensure that we have enough snacks and crafts for all the children. And of course a current VWOA I.D will be required. You will be allowed to bring guests, please contact us for further information, 679-8248.

Westcreeks Christmas Lights Contest will be held Dec. 15th, 16th & 17th. We have invited guests from outside Westcreek to help judge our wonderful light displays you have worked so hard on. There is no charge to enter, if you are interested please stop by the VWOA front office and sign up there. We will present the first place winner with a \$100 gift card from Home Depot or Lowes, our second place winner with a \$50 gift card from Home Depot or Lowes and our third place winner with a \$25 gift card from Home Depot or Lowes. Good Luck!

I would like to take this opportunity to wish each and every one of you a very Safe Holiday Season. I would also like to take a very special moment to thank all of our wonderful Recreation Department Volunteer Team Members for all their support they have given me and my department. Without this team this department could not provide our neighborhood with all the fantastic events we are able to offer. Thank you from the bottom of my heart.



## Compliance Reminders

By: Oswald Willis

Pets are wonderful companions for both children and adults and they are allowed to live in the Villages of Westcreek Owner's Association. However, there are rules for pets that their owners must follow. Lawn furniture and ornamentations provides curb appeal but must compliment the main dwelling. Exterior lights adds ambience and some security to the house, however, there are some limitations. Trash containers help keep the community free of trash and garbage but if the guidance is not followed, trash could line the streets of the community. Plus empty trash containers will roll along the streets and/or sit in driveways and sidewalks.


The following are some tips you can use to help your community stand tall and stay beautiful.

a) **Pets:** The Bexar County "leash law" applies. The minimum legal requirement for both cats and dogs is that they be leashed when outside the confines of the house or fenced area, have all vaccinations up to date, and have a current license/tag. To maintain a healthy and attractive environment, pet owners shall clean up after their pets. There are no designated dog runs in the Villages of Westcreek.

b) **Front Lawn Furniture and Ornamentations:** Not all-inclusive, but front lawn furniture and ornamentation means benches, chairs, water fountains, statues, and/or other similar items. The Property Improvement Application (PIA) must contain as much descriptive information as possible (item, color, dimensions, materials, size, etc.) with the proposed location shown on a copy of the plat survey. A significant determining factor in the review process will be curb appeal.

c) **Exterior Lighting:** Accent or walkway lighting must be of the low voltage/low-wattage type, must not produce a glare onto any street or adjacent Lot. However, no Architectural Review Committee (ARC) approval is required. Flood or security lighting must not cause a glare or spill onto any street or adjacent lot, and must be approved in writing by the ARC prior to being installed.

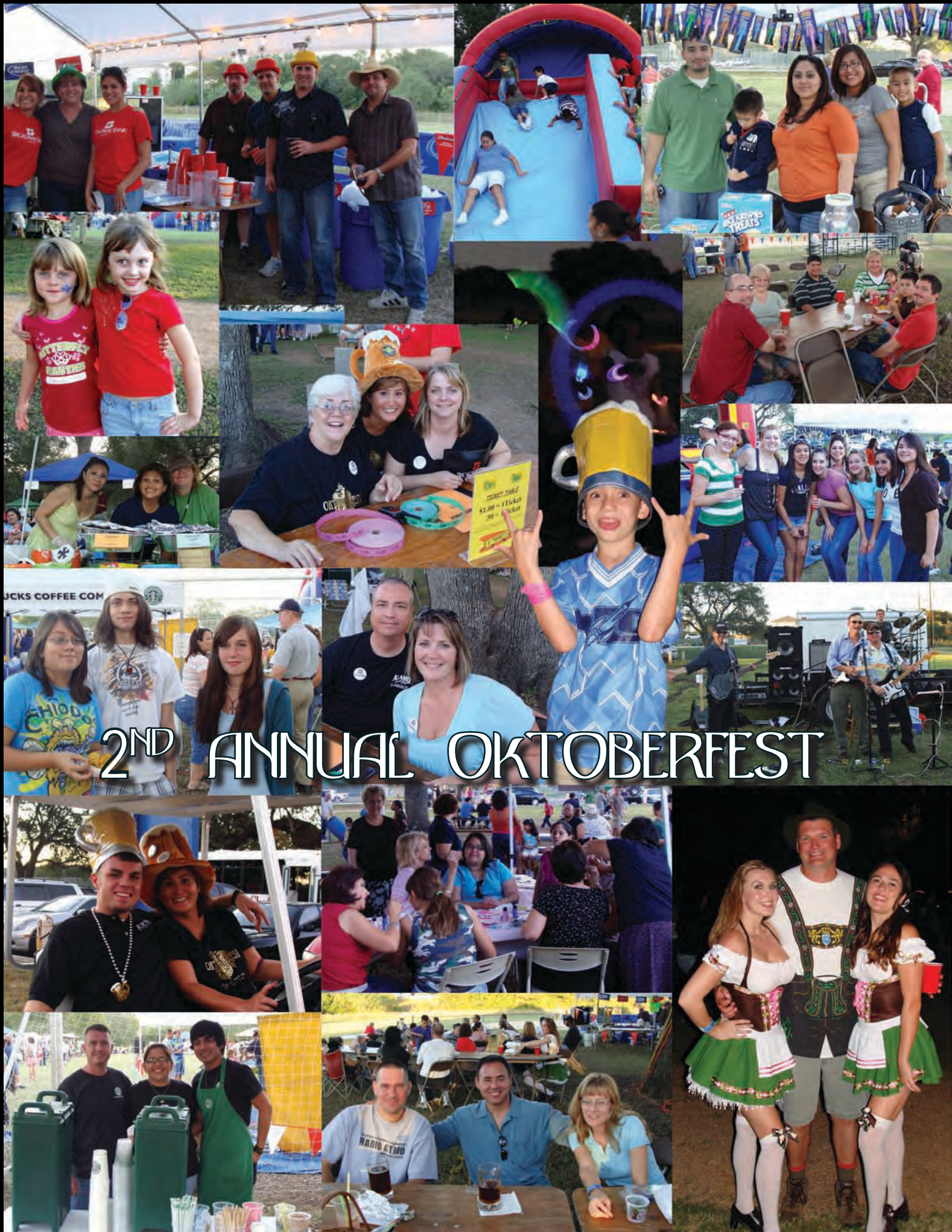
d) **Trash/ garbage containers:** may be placed at the curb late the evening before the scheduled pickup day and removed from the curb after pickup acceptable but only so long as the trash is secured containers. Trash containers must not be placed in locations (sidewalks, e.g.) which can block usage by foot or those with a disability. In addition, trash containers must be stored out of sight except for trash pickup days.



### SNACKS W/SANTA

The cost is \$6.00 per child. This event is for children ages 10 years old and younger. They will have snacks, drinks and crafts to enjoy and they will receive a picture taken with Santa.







Karate is offered every Tuesday & Thursday of the month.  
Muscle Toning every Monday, Wednesday & Friday AM  
Tuesday & Thursday PM

## November 2008

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.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Election Day	5	6	7	8
9	10	11 Veterans Day Office Closed	12	13	14	15
16	17	18	19	20 Board of Directors Meeting 6:00 pm Everyone Welcome	21	22
23	24	25 ARC Meeting 4:30 pm	26	27  Thanksgiving Office Closed	28 Office Closed	29
30						

Karate is offered every Tuesday & Thursday of the month.  
Muscle Toning every Monday, Wednesday & Friday AM  
Tuesday & Thursday PM

## December 2008

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.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Karate is offered every Tuesday & Thursday of the month. Muscle Toning every Monday, Wednesday & Friday AM Tuesday & Thursday PM	1 Recreation Team Tree Decorating 6pm-7pm	2	3	4	5	6 Christmas Bazaar 10am-4pm
7	8	9	10	11	12	13 Snacks w/Santa 9am-12pm
14	15	16 ARC Meeting 4:30 pm	17	18 Board of Directors Meeting 6:00 pm Everyone Welcome	19	20
21	22	23	24	25  Office Closed Christmas	26 Office Closed	27
28	29	30 ARC Meeting 4:30 pm	31  New Years Eve	1 New Years Day Office Closed		

# Board of Directors Meeting Minutes

Regular Meeting of the Board of Directors  
Thursday, July 17, 2008

## Attendees

Board Members – Rick Severs, presiding; Liliane Castillo and Mark Cornell.

**Staff:** Judy Monger, CM; Elizabeth Jensen, ACM; Sandy McManus, Recreation Director; and Oswald Willis, Standards Coordinator.

Mr. Severs called the meeting to order at 6:07 p.m.

**Residents:** None in Attendance.

**Minutes:** The Regular Meeting minutes for June 19, 2008 were read and approved 3-0 as written.

**Residents'/Guests' Forum:** None in Attendance

## Community Reports

VWOA Recreation Director: The Rec. Dir. briefed the Board on Basketball Shoot Out, Volleyball, the Recreation Team Meeting (volunteers), and the plans for Safety Day, some concerns with the pool and lifeguards and discussed the timing and needs for the Recreation Buildings at the Sports Park were discussed.

ARC/Standards: Mr. Willis, Standards Coordinator, addressed several issues raised by the Board; Lennar's screening of the air conditioners, McMillin's purposed sub-association park/walking trail and the Cellular On Patrol project.

Treasurers and Finance Committee's Report: The CM briefed the Board on the financials. The Board unanimously accepted (3-0) the report for filing and audit.

Management Report: After a brief discussion and some explanation, the management report was accepted.

## Unfinished Business

1. Fence Project: The quote was reported and accepted of \$25.00 per linear foot on the fence. The spreadsheet will be updated and letters will be sent.

2. Speed Bumps: CM reported on the Speed Radar put out on the streets by Mary Tentiente of Bexar County Traffic for the process in resolving the speed issue. The CM will check into the evaluation by BCT and when we can expect to receive it.

3. Lighting in the Sports Park: City Public Service came out and will give us a quote on installing security lights in the Park and the Community Center. To date, the quote has not been received. The Outdoor Lighting Company gave a quote for the next phase of lighting. During Executive Session, the Board voted to accept the quote from The Outdoor Lighting Company to put lights in three additional trees.

4. Security Issues – COP Program: Mr. Willis briefed the Board on the times and places of the training sessions.

5. 2009 Budget: The Treasurer, CM and ACM will meet before the end of July to start working on the historical spending reports and the

departmental wish lists for the new budget.

6. Lennar A/C Fencing: Mr. Willis discussed this subject with the Board in his ARC/Standards Briefing.

## New Business

1. Electronic Payment - The Board discussed different ways to accept electronic payment and the costs and security issues of each. It was decided to let this issue expire and continue with Bill Pay and Credit Cards.

**The Next Meeting:** The next Regular meeting will be held on Thursday, August 21, 2008 at 6:00 p.m. at the Community Center.

**ACTION Items** – Communication Items for Newsletter/WC Alert: The deadline for the September – October newsletter will be August 10th.

**Adjournment:** There being no further items before the Board, the meeting adjourned at 8:02 p.m.

Regular Meeting of the Board of Directors  
Thursday, August 21, 2008

## Attendees

Board Members – Cornel Hoskins, presiding; Rick Severs, Liliane Castillo and Mark Cornell.

**Staff:** Judy Monger, CM; Elizabeth Jensen, ACM; Sandy McManus, Recreation Director; and Oswald Willis, Standards Coordinator.

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

**Residents:** None in Attendance.

**Minutes:** The Regular Meeting minutes for July 17, 2008 were read and approved 4-0 as written.

**Residents'/Guests' Forum:** None in Attendance

## Community Reports

VWOA Recreation Director: The Rec. Dir. briefed the Board on the plans for Safety Day on Sept 13th, the Rummage Sale on Sept 27th, Oktoberfest on Oct 18th, Water Aerobics and the pool schedule were discussed for the rest of the year.

ARC/Standards: Mr. Willis, Standards Coordinator, addressed several issues raised by the Board; standardization of enforcement, Conduct of ARC members, Cellular on Patrol, builder's trash in High Point, status of The Reserve HOA (McMillan), Lennar Homes A/C screening and the fence project.

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

Management Report: After a brief discussion and some explanation, the management report was accepted.



## Unfinished Business

1. Speed Bumps: CM reported on the Speed Radar put out on the streets by Mary Tentiente of Bexar County Traffic for the process in resolving the speed issue. The CM reported the evaluation by BCT would be received after the full program was completed.
2. Lighting in the Sports Park: City Public Service dropped the ball and have no record of Janie Pace coming out so another person will have to come out and re-look at installing security lights in the Park and the Community Center. The quote will come after that process. The Outdoor Lighting Company gave a quote for the final phase of lighting. During Executive Session, the Board voted to accept the quote from The Outdoor Lighting Company to put lights in large tree in the center of the parking lot.
4. 2009 Budget: The Treasurer, CM and ACM met on July 31st to start working and looking at the historical spending reports and the departmental wish lists for the new budget. More work is pending.
5. Website: The new website is up and not yet complete. The Webmaster is continuing to work on the completion.

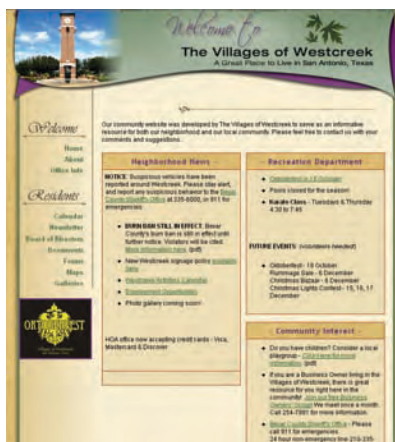
## New Business

1. Landscape Design and Monument for the CC - This was discussed in Executive Session.
2. Maintenance Issues - CM explained that in the last month we were without our Maintenance Supervisor due to health problems and the rains added to the overwhelming amount of grass and the Maintenance Dept. was on schedule to work and get caught up on the landscape mowing, edging and blowing.
3. Recreation Building - The Recreation Department and management has been looking at buildings for the Sports Park and reported the price given to the Board. This item was tabled for this year.

**The Next Meeting:** The next Regular meeting will be held on Thursday, September 18, 2008 at 6:00 p.m. at the Community Center.

**ACTION Items:** Communication Items for Newsletter/WC Alert: The September – October newsletter was sent to the printer on August 15th. The deadline for articles for the November – December newsletter will be October 10th.

**Adjournment:** There being no further items before the Board, the meeting adjourned at 7:31 p.m.



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**Eldorado Cleaners:** New Location in Westcreek Plaza! \$1.89 per garment (+tax, prepaid) excludes suede & leather. 12355 Potranco Road. Call for more info 210-679-6401 or visit [www.eldoradocleaners.com](http://www.eldoradocleaners.com)

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# Sudoku Puzzle

	2	7			5	1		
							5	4
	4				6	7		9
7			6	1		3	8	2
2	6	4		9	3			7
4		5	1				9	
9	7							
		8	2			4	7	

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**WESTCREEK**

**TIMES**

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1	Election to Fill Board of Directors Positions
4	Westcreek Business Owners Group
5	The Forgotten Native
7	Ramblin' Rec
7	Compliance Reminders