



# **W**ESTCREEK TIMES

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



## VWOA Annual Owners' Meeting

**January 15, 2009**

**Registration begins at 6:30pm**  
**Meeting Starts at 6:45pm**

VWOA Community Center  
Cookies, Coffee, Tea & Bottled Water  
will be served



**Door Prizes**  
**Must be present to WIN!**

## 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

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Al Machail, Coach

Noelia White, Assistant Recreation Director

Chris Dietrich, Maintenance

Mike Ransom, Pavilion Attendant

**Committees & Chairs:**

Architectural Review, Steve Potts, 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 four times in 2009. The newsletter publication dates will be January/March, April/June, July/September, October/December. Submissions for the April 2009 issue are due March 1, 2009. 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 Homeowners Association would like to thank the homeowners and our volunteers for the support you have provided throughout this year. The homeowners' association business is never easy and I do not see it slowing down any time soon. We want you to know that we appreciate your time and efforts in the past, present and in the future. The next year will be a busy and exciting one for the Villages of Westcreek.

Where are our volunteers coming from? We have a great military presence in the Villages of Westcreek and we know their time is valuable. Let us not forget the men and women that are serving in harm's way so we can have the rights that we have today. If you are aware of any military families that are having a rough time this year, please let the office know as soon as possible. There are homeowners in Westcreek that will find resources to help military families that are in need for our support. During this season, we are always thankful for what we have during this time; however, if we could share some of that thankful feeling to a needy family it would be very much appreciated.

The national mortgage crisis is causing problems in Westcreek including foreclosures on some of the people in our communities. The building of new homes has slowed down not just in the Westcreek area, but around the entire city, Bexar County and the state of Texas. We are working with our attorney to ensure we have a strong plan to help families as much as possible. As we move through this process, foreclosures will affect the quality of life for many homeowners. Let's help when we can.

Finally, we look forward to see you at our Annual Meeting, Thursday, January 15, 2009 at 6:30PM. We will have more details on upcoming developments coming soon to our area. On behalf of the Board of Directors, we would like to wish each one of you a Very Merry Christmas and a Happy New Year!

### Westcreek Owners Association Assessment Coupon 1ST QTR

**\$70.00 DUE 1/1/2009**

**Finance charges applied 2/1/09**

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

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

### Advertising Guidelines

A complete list of guidelines for advertising in the Westcreek Times as well as required submission forms are available on our website or at the VWOA office.

Quarter page ads (3.75 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



## Make a New Year's Resolution to Join Cellular on Patrol...

I know that there are a good number of residents who want to know what they can do to make the Villages of Westcreek a safer place and free from graffiti. One answer to that question is Cellular on Patrol (COP), which is available to residents of the Villages of Westcreek. There are three unique features to the program:

- Members of neighborhood groups receive free training at Bexar County Sheriff's Office—Annex Substations.
- Graduates patrol our own neighborhood.
- Funds to support the program (ID cards, logo shirts, caps, etc.) may be donated by local businesses and non-profit organizations and fundraisers.

The purpose of the COP Program is to prepare neighborhood residents to be the "eyes and ears" of the law enforcement community. COP volunteers are given specific instructions not to patrol alone, not to carry any type of weapons, and not to confront or chase any suspected wrongdoers. The COP Program is also intended to promote closer cooperation between residents and the agencies that exist to serve them. The training program, presented at the Bexar County Sheriff's Office Annex or our Community Center, consists of eight hours of classroom training and the opportunity for an eight hour ride-along with an experienced district patrol officer in a patrol vehicle.

During the classroom training sessions, volunteers are trained to recognize suspicious activities and other factors that lead to crime in their neighborhood. Presentations are made on how to recognize various crimes (burglaries, thefts, gang activities, etc.) and what to look

for and how to convey the information to the dispatcher; on strategies to use various agency resources to clean up neighborhoods. The ride-along experience allows the COP volunteers the opportunity to become familiar with patrol procedures and to establish working relationships with the officers who patrol their neighborhoods.

Sound like something you'd like to do that would be beneficial to the Villages of Westcreek? We have already had our first class and a new class will begin in the 1st Quarter of 2009. If you'd like to participate, call the VWOA at 679-7257 and leave your name and phone number if you call after hours. You'll be contacted.

## Regular Office Hours...

The office is open Monday from 9 a.m. to 6 p.m. and Tuesday through Friday from 9 a.m. to 5 p.m. Should there be a need for an after-hours appointment, please call 679-7257 to make such arrangements. We will be happy to accommodate any reasonable request.

## Saturday Office Hours...

The first Saturday of every quarter our office is open to help service you. This year our OPEN Saturdays are: January 3rd, April 4th, \*June 27th, and October 3rd. \* We will be open June 27th so everyone can pay their assessments and use the pools on the 4th of July holiday weekend.

## ...And Holiday Office Hours for 2009

Please be advised that the office will be closed for holiday as follows:

Thursday, January 1, 2009	New Year's Day
Monday, January 19, 2009	Martin Luther King Day
Monday, February 16, 2009	Presidents Day
Monday, May 25, 2009	Memorial Day
Friday, July 3, 2009	Independence Day (observance)
Monday, September 7, 2009	Labor Day
Monday, October 12, 2009	Columbus Day
Wednesday, November 11, 2009	Veterans' Day
Thursday, November 26, 2009	Thanksgiving Day
Friday, November 27, 2009	Day After Thanksgiving
Thursday, December 24, 2009	Day Before Christmas Day
Friday, December 25, 2009	Christmas Day

## Fences Abutting Military Drive West, Westcreek Oaks Drive, Grosenbacher and Westcreek View

The Fence Project starts again in 2009. Homeowners involved in each phase are being contacted as needed in order to make the project flow as smoothly as possible; we appreciate your patience as we restart this project.

## 2009 Assessments

You should have received the 2009 assessment letter with 2009 neon green payment coupons. Just a reminder: That the First Quarter 2009 assessment is due January 1, 2009 and is delinquent on January 2, 2009, however we do not add finance charges until February 1, 2009. Your prompt payment of your assessments, whether annually



or quarterly, is appreciated. If you have not received the assessment letter and coupons, please call 679-7257 and leave your name and address so that we may send them to you. If you have moved, please send us your forwarding address.

### Useful Numbers

We get calls about damaged or missing signs, street lights that are out, mowing of county-maintained easements, loose animals, and leaky garbage trucks. To speed the reporting of such items to the proper authorities, here are some direct numbers:

Damaged, missing signs—Bexar County Sign Shop 465-0537  
Mowing of County-maintained Easements—Bexar County Public Works 465-4528  
Animal Control—207-4738  
Garbage pickup, and/or leaky garbage trucks—BFI – 648-5222; Waste Management – 648-6006; Tiger Sanitation – 333-4287; and MD Systems 359-1390  
Potholes/Damaged Street Surfaces/Curbing—465-4528  
Bexar County Sheriff Department – nonemergency number – 335-6000  
Street Light Out – CPS – 353-4357

The drainage easements and green space areas are not owned by the Villages of Westcreek. We own the clock tower, the Sports Park, the Community Center area, and the entrances into the villages, but the large open spaces that are in the Hills, Wynwood and the Estates are NOT owned by the association but the developers/builders of those villages, i.e. Centex and D.R. Horton. It does not matter what these developers/builders tell you, the association is not responsible for the mowing and upkeep of these areas. Drainage easements are given over to Bexar County Public Works for mowing and upkeep. They schedule the mowing but it is only 3 – 4 times a year when they have the manpower and not on “our” schedule.

### Covenants Issues

Just a reminder: This time of year the grass continues to slowly grow, but still needs to be mowed. Also, the holidays provide for another opportunity for a “no-nos” in terms of taking down your holiday decorations 15 days after the holidays or Jan 16th. Please take them down before Jan. 16th so our Standards Monitors will not have to leave you a Courtesy Notice Reminder. Let’s do our best to keep the Villages of Westcreek looking good through 2009.

### Pavilion and Activity Room Rentals

Just a reminder: the pavilion is available to Villages of Westcreek members in good standing for private functions with the payment of a deposit and a usage fee. Usage fee rates are \$12.50 per hour for each of the first four hours and \$10 per hour thereafter... Maybe a Super Bowl Party?... Maybe a Polar Bear Picnic?... Whatever.

The Community Center Activity Room is also available to members in good standing. Room rates are: Whole room - \$50 an hour for each of the first four hours and \$40 thereafter; Half Room with the Kitchen - \$40 an hour for each of the first four hours and \$30 an hour thereafter; Half Room without the Kitchen - \$30 an hour for each of the first four hours and \$20 an hour thereafter; a cleaning fee of \$60 for the whole room or \$45 for half rooms; reservation/damage deposit and IF alcohol is served or it is a LARGE Party (100+) VWOA contract sheriff’s officer(s) are required. The Room may only be reserved Fridays, Saturdays or Sundays. Minimum reservation is three (3) hours. You can sign a contract for either facility at the VWOA office

and we can get your function scheduled.

### Rummage Sale location moved

Due to some technical difficulties the VWOA Rummage Sale location has been moved to the Sports Park. We are hoping that will workout to be a good thing. The first time, March, will have some problems, I’m sure. Please help us to make this event a continuing and worthwhile one that will go on for a long time. Remember.... To sell at the VWOA Rummage Sale you must have and present a valid VWOA Photo ID Card with the stickers “1” “9” or anything above that number (“2” “9” or “3” “9” or “4” “9”).

### Annual Picnic

The Annual Picnic is coming soon. This year’s theme will be St. Patrick’s Day and we will serve corned beef and cabbage along with the brisket. Come and join the fun, catch a leprechaun or maybe find a pot of gold at the end of a rainbow. There is “no charge” for owners in good standing and a \$5 charge for their guests. A lot of hard work and volunteer hours go into making this a special occasion.

### Check out our website...

Our website has been re-designed and looks GREAT. Check us out at [villagesofwestcreek.com](http://villagesofwestcreek.com).



## Compliance Reminders

By: Oswald Willis

Although the association may sometime seem like Big Brother when you want to build a shed or put up a fence, our design review program is actually a benefit—not a burden. The association’s design standards are based on harmony with the overall community, consideration for neighbors, and high-quality construction practices. The design review program exists to maintain, protect, and enhance the value of your property, and it strives for a balance between individual rights and the good of the entire community.

While association members have the biggest stake in property values, others are also very interested in seeing our community well maintained and looking its best. Builders’ reputations and lenders’ financial support are closely connected to the community. Also, public officials have an interest in maintaining and enhancing the community since tax revenues depend on property values.

The association tries to notify new members of its design review requirements as soon after they move in as possible. If we missed you, or if you need another copy, please contact the Manager or the Standards Coordinator. Also, be sure to consult the Covenants, Conditions and Restrictions (CC&R) Guidelines and the Standards for Architectural Design and Property Maintenance if you’re considering any type of exterior design change. These guidelines contain everything you need to know about the approval process, design requirements, and the association’s basic design philosophy. The guidelines even list the changes don’t need to be approved.

The Architectural Review Committee (ARC) makes every effort to process applications fairly, reasonably, and quickly. And we trust the same can be said for how we handle alleged violations—most of which are resolved easily.

Please contact the Standards Coordinator or the Manager if you have any questions at 210-679-8761.





**SNACKS WITH SANTA**



**MUSCLE TONING CLASS**



**REC VOLUNTEER TREE DECORATING**



**VWOA SOCCER**





## SPRING TIPS FOR YOUR WESTCREEK LANDSCAPE

By: Liliane Castillo, Bexar County Master Gardener

From mid-February to April; when most northern states are barely thawing out, Spring arrives in San Antonio. Some of our seasonal Texas star plants and trees include: Irises, Texas Mountain Laurel, Texas Redbud, Texas Gold Columbine and the Blazing Star Columbine. Some of the wildflowers that were seeded in the fall will begin to make their appearances, like the bluebonnets, Larkspurs and Indian Paintbrush. Along with the mild temperatures and the early bloomers; this is the time of year to prepare our landscapes with some routine chores:

**Trees:** Winter is the time to plant. Any tree planted after mid-March will struggle through the first Texas summer. Mulch up to three inches around the tree to keep the roots cool and maintain moisture during the summer months. This practice can increase the growth rate by 40% of a new tree! Remember to keep the mulch away from the tree trunk. Never build up soil or mulch in excessive mounds at the base of the tree; this can cause a tree to suffer and lead to a slow death. You should always see the "feet" crown at the base of the tree.

**Grasses:** Do NOT fertilize too early; you will only be benefiting the weeds. Wait until you have mowed real grass twice. Don't waste water by irrigating early in the spring when the grass is still dormant. It won't make the grass green-up any faster.

**Weed Control:** Pull out young weeds as they spring up; before they take over the yard. If you had a lot of weeds last summer you may choose to use a pre-emergent herbicide between February and March. If you wait until you see them grow, it will be too late.

**Perennials and Annuals:** Remove frost damaged stems and reduce size of plants. Plant new well-adapted perennials. Wait until after the spring flush of blooms on climbing roses to do any extensive pruning. As the soils warm, some annuals will make a great filler for empty spaces and add color to shady areas of the yard.

**Oak leaves** begin falling in early Spring. Use them in your garden beds to retain moisture. They can also be used in making walking paths to keep down weeds. Oak leaves are slow to decompose and make a great mulch if you use them at least three inches deep. Use the lawn mower to shred into smaller bits.

(Article Referenced from the San Antonio Landscape Care Guide by SAWS 2005: For more information go to [www.saws.org](http://www.saws.org) or to the Bexar County AgriLife Extension, <http://bexar-tx.tamu.edu/index.htm>)



### It's a New Year!

### Bring your family to God's House!

**Youth** are planning camp and another summer mission trip.  
**Children** are enjoying games and learning Bible verses in AWANA.

**Mother's Day Out** for preschoolers.

**Women** are enjoying Ladies Night Out and relevant Bible studies.

**Under 30 College & Career, single or married**, have their own Bible study on Sunday morning.

**Men** enjoy Bible study on Tuesday mornings and Brotherhood.

We're an ethnically diverse congregation of all ages.  
Check us out at [www.calvaryhillsbaptist.org](http://www.calvaryhillsbaptist.org).



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

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

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

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## Ramblin Rec

By: *Sandy McManus*

Well, we made it through another year and I am already in full sprint preparing for our Annual Picnic, Swim Team, Soccer and all the other fun filled events we have in store for our community this year.

The first thing coming up is Senior Citizens Fun Day. This will be held the fourth Tuesday of each month from 9:30am – 10:30am beginning February 24th. This day is set aside for seniors to get together to do indoor and outdoor activities. We are looking at taking some bus tours not only locally but possibly as far as Eagle Pass so get your walking shoes out. We are planning board games, dominos, croquet, bingo and lots of other activities. This is for you and you get to help design the program. The cost is \$1.00 for our monthly gathering at which we will provide coffee, tea and light snacks.

We have started a new project in the sports park. We are building soccer goals for our VWOA Soccer Team. For those of you who missed our fall season you really missed an exciting time. We played against the Great Northwest and had a great time! We will start registration for soccer February 2nd and our first practice will begin February 25th. If you are interested in becoming a coach, referee or a linesman please contact the recreation department, we will be starting our seminars soon.

Our next rummage sale is scheduled for March 14th and will be held at VWOA sports park. Each space will be charged \$5.00. You will be allowed a 10'x10' area so we ask that you stay within these boundaries. Larger usage will have an additional charge.

Due to sprinkler heads we cannot allow any vehicles to be driven on the soccer fields. You may use dollies to help transport your items to your location. We ask that you provide pictures of your large items you are planning to sell.

Coming up quick is our Annual Picnic. Our theme this year is St. Patty's Day. It is scheduled for March 21st with a rain date of March 28th. We will be serving corned beef and cabbage as well as brisket. We will begin serving at 11:00am. This is a very big project that requires lots of volunteers, if you are interested in helping please contact the recreation department, we can use all the help we can get. The event is free for residents in good standing and \$5 for each of their guests.

Breakfast with the Easter Bunny is scheduled for April 4th. We will be serving pancakes, sausage, fruit, milk, juice and coffee. We will have the Easter Bunny here passing out Easter eggs filled with goodies. Registration is requested to help us with the number of people we will be serving.

## Rummage Sale Changes

I know everyone is probably wondering "why the change" for our rummage sale? Please let me take a moment to explain.

We received an e-mail from someone concerned about how we

can charge for rummage sales on NISD property. After 19 years of having these events on NISD properties it has never been mentioned so we made some phone calls and realized that indeed we could not charge for these spaces on NISD properties. Learning this news was unfortunate because we incur some costs hosting these rummage sales and we must re-coop our losses. We pay for newspaper ads, signage, port-o-potty rentals, and security, all of which are necessary in order for these events to run smoothly.

We did consider having it at the community center parking lot but that would to cap on the number of sellers we could have at one event. And I do not want to put us in the position of turning away homeowners because we have met out maximum capacity after they spent days gathering their items.

After lots of considerations we have decided to host these events at the sports parks on the soccer fields. There are pros and cons to this move. Con: You must park and carry your items to your area. Pro: The spaces have increased from a 6'x 8' area to a 10' x 10' area.

I understand that this may not be the most convenient set up however, at this time it is the best option we can offer. I appreciate your understanding and patience with this matter as we continually strive to offer you, the homeowners, quality and convenient recreational services.

## Westcreek Recreation Volunteer Team

I bet there is a lot of you that wonder how in the world the recreation department can accomplish everything they do. Well trust me, it's not because we are super heroes, it's because we have super heroes helping us. We have a volunteer team of about 40 people that come to our rescue during our events, all of which are not shown in the picture. They help with the set up, tear down and serving. They bring laughter, smiles and muscles. They bring encouragement, faith and a drive to finish. My department has been blessed with a group of people who truly care about our community and want to see it blossom. I want to stop and take a moment to count my blessings and thank each and every volunteer for everything they have done for me and my department and all the hours of work they have put into our community. We can not do it without them.

THANK YOU FROM THE BOTTOM OF OUR HEARTS!!!



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## Help Wanted

Standards Monitor, 20 hours a  
week, outside conditions, job  
description online, applications  
available at the office.

## Community Rummage Sale

March 14th, VWOA Sports Park,  
Valid VWOA Photo ID Required.

## 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

## Free Community Annual Picnic

March 28th, VWOA Sports Park,  
Valid VWOA Photo ID Required.



CONGRATULATIONS  
TO OUR 2008  
HOLIDAY LIGHTS  
CONTEST WINNERS.

### Best Use of Lights:

Russell Atwood  
1814 Creek Knoll

### Best Holiday Spirit:

Yolanda Martinez  
1810 Creek Knoll

### Best Overall:

#### 1st Place:

Walter & Connie Spears  
1502 Firwick

#### 2nd Place:

Jocelyn Widmer  
1402 Black Bridge

#### 3rd Place:

Jerry & Rose Kline  
11602 Fox Forest

VOLUNTEER IN YOUR COMMUNITY!

OPPORTUNITIES ARE AVAILABLE FOR VOLUNTEER WORK!  
GREAT FOR SCOUTS, ROTC, STUDENTS AND ADULTS!  
ASK US HOW YOU CAN HELP!



# CALENDAR OF EVENTS

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

## JANUARY

**Thursday 1st - New Years Day  
(Office Closed)**  
**Tuesday 13th - ARC Meeting 4:30pm**  
**Thursday 15th - Board of Directors  
Meeting 6:00pm**  
**Monday 19th - Martin Luther King  
Day (NISD Schools Closed)**  
**Tuesday 27th - ARC Meeting 4:30pm**

## FEBRUARY

**Monday 2nd - Soccer Registration Begins**  
**Tuesday 10th - ARC Meeting 4:30pm**  
**Monday 16th - President's Day  
(Office Closed)**  
**Saturday 14th - Valentines Day**  
**Thursday 19th - Board of Directors  
Meeting 6:00pm**  
**Tuesday 24th - Senior Fun Day  
9:30am-10:30am**  
**Tuesday - 24th ARC Meeting 4:30pm**  
**Wednesday 25th - Soccer Practice**

## MARCH

**9th-13th NISD Spring Break**  
**Tuesday 10th - ARC Meeting 4:30pm**  
**Saturday 14th - Rummage Sale @  
Sports Park 7am-11am**  
**Thursday 19th - Board of Directors  
Meeting 6:00pm**  
**Tuesday 24th - Senior Fun Day  
9:30am-10:30am**  
**Tuesday - 24th ARC Meeting 4:30pm**  
**Saturday 28th - Annual Picnic  
Sports Park 10am-4pm**

## APRIL

**Saturday 4th - Breakfast with the  
Easter Bunny 8am-10am**  
**Friday 10th - Good Friday  
(Office Closed)**  
**Tuesday 14th - ARC Meeting 4:30pm**  
**Thursday 16th - Board of Directors  
Meeting 6:00pm**  
**Tuesday 28th - Senior Fun Day  
9:30am-10:30am**  
**Tuesday 28th - ARC Meeting 4:30pm**

# Board of Directors Meeting Minutes

## Regular Meeting of the Board of Directors Thursday, September 18, 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; Oswald Willis, Standards Coordinator; and Chris Dietrich, Maintenance Supervisor.

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

**Residents:** Mr. & Mrs. Shelledy, Mr. & Mrs. Bullington, Mr. Hoffman, Mrs. Ross, Mrs. Beeler, and Mr. Williams .

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

**Residents'/Guests' Forum:** Mr. & Mrs. Shelledy brought their concerns on the Fence Project cost being too high and the lack of information given to make a decision on their fence; Mr. & Mrs. Bullington spoke about the speeding issue on Sage Run and the speed bump process; Mr. Williams was concerned about the process of dealing with homeowners/tenants on covenants issues like lawn maintenance; Mr. Hoffman, Mrs. Ross and Mrs. Beeler came to speak to the Board about the dangers created by the driveway and overflow parking lot and their proximity to the Tot Lot and the lack of signage. The Board thanked all the homeowner for coming and said their issues would be addressed in the meeting.

### Community Reports

VWOA Recreation Director: Mrs. McManus, Recreation Director, answered the Board's questions regarding the Recreation Department's Report and accounting provided in the Board Packet.

**ARC/Standards:** Mr. Willis, Standards Coordinator, answered the Board's questions regarding the Standards/ARC Report provided in the Board Packet.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, answered the Board's questions regarding the Maintenance Department Report provided in the Board Packet.

**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 spoke to Mary Tentiente of Bexar County Traffic about an evaluation on the speeding 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 provided a quote for

lighting of the Sports Park track and parking lots and the Community Center parking Lots. These quotes will be discussed in Executive Session. The Outdoor Lighting Company has been progressing with the lighting in the trees and will be finished before the Oktoberfest.

3. 2009 Budget: The CM and ACM has been working with the bookkeeper to renumber the budget (Chart of Accounts) and work on balancing the 2009 Budget. More work is pending.

4. Website: The new website is up and not yet complete. The Webmaster is continuing to work on the completion.

5. Landscape Design and Monument for the CC - This was discussed in Executive Session.

6. 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.

### New Business

No New Business to discuss.

**The Next Meeting:** The next Regular meeting will be held on Thursday, October 16th, 2008 at 6:00 p.m. at the Community Center.

**ACTION Items:** Communication Items for Newsletter/WC Alert: The September – October newsletter was taken to the Post Office on Sept. 5th, 2008. 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 8:22 p.m.

## Regular Meeting of the Board of Directors Thursday, October 16, 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; Oswald Willis, Standards Coordinator, Mrs. Kim Birchfield, Administration Assistant; Chris Dietrich, Maintenance Supervisor and VWOA contract bookkeeper, Belinda Casanova.

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

**Residents:** Mrs. Barbara Downing, Mr. Joseph Knops, Mr. Charles Harms, Mr. Paul Wilburn, Mr. Fred Garland, Mr. & Mrs. Mark Vasquez, Mrs. Hortencia Oriz, and Mr. & Mrs. Paresh Patel .

**Minutes:** The Regular Meeting minutes for September 18, 2008 were read and approved 4-0 as written.

**Residents'/Guests' Forum:** All the residents that attended the meeting had concerns about the safety on their street. There have been threatening gestures made and a fire danger created from occupants of one house on their street. The Board listened to their concerns and thanked all the homeowner for coming and said their issues would be addressed in a meeting to be set up with the VWOA attorney, Tom Newton and Bexar County Sheriff Deputy, Steve Wood. A meeting



is set up for Monday, October 20, 2008 at 6:00 pm to clarify what action(s) can be taken. All homeowners in attendance will be called and flyers put on doors to notify neighbors about the meeting, time and place.

### Community Reports

**VWOA Recreation Director:** Mrs. McManus, Recreation Director, answered the Board's questions regarding the Recreation Department's Report and accounting provided in the Board Packet.

**ARC/Standards:** Mr. Willis, Standards Coordinator, answered the Board's questions regarding the Standards/ARC Report provided in the Board Packet.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, answered the Board's questions regarding the Maintenance Department Report provided in the Board Packet.

**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. 2009 Budget: The Board, CM and ACM went over the 2009 Budget, line item by line item. Due to the length of the budget, the Board will digest the facts and figures of the 2009 Budget. A Special Meeting on Tuesday, October 21, 2008 to approve/disapprove the 2009 Budget.

### New Business

No New Business to discuss.

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

**ACTION Items:** Communication Items for Newsletter/WC Alert: The deadline for articles for the January – February newsletter will be December 10th.

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



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**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

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**For Sale or Trade:** Total Gym 1000 \$125.00 or will trade for weight bench. Call Rickey at 210-274-8564.

**Free Community Expo:** Feb 7th 9am-3pm at Westcreek Community Center. Products/Services Displays-Free Coffee-Breakfast & Lunch items available for purchase. Door prizes and goodie bags. Call 254-7881 for more info. [www.Network-SA.com](http://www.Network-SA.com)

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## Sudoku Puzzle

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

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Fill in the blank squares so that each row, each column and each 3-by-3 block contain all of the digits 1 thru 9.

If you use logic you can solve the puzzle without guesswork.

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

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1	Annual Owners' Meeting
3	Management's Building Blocks
4	Compliance Reminders
6	Spring Tips For Your Westcreek Landscape
7	Ramblin' Rec





# WESTCREEK TIMES

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

## *What To Do With Your Yard When There Is No Rain In Sight*

*By Liliane Castillo, Bexar County Master Gardener*

With our current drought conditions, we will be faced with many challenges in sustaining any kind of landscape this Spring and Summer. Before those high water bills come in; re-evaluate and make wiser choices within our landscapes now!

**Grass:** For those homeowners that did not water this winter. The grass will be slow in greening up and will contain large areas that will not green up because it is DEAD. Especially, St. Augustine. When the grass struggles; insects and disease come in with vengeance! One option; replace the sections with new pieces. Another option; replace turf areas with a permeable hardscape that requires no watering or minimal maintenance. Numerous varieties of mulch can be put in beds along with a birdbath and a few drought tolerant plants and make for a fun, creative project. Design a seating area or walk pathway using crushed granite, crushed pecan mulch, medina pebble stones, pavers and flagstones.

Visit the San Antonio Botanical Gardens for more landscaping ideas on Watersaver Lane. A landscape can be beautiful with little or NO turf. New watersaver programs and laws have been created so that we no longer need to keep 50 percent or more turf!

**Trees:** When we begin to further restrict our water use in the landscapes; don't skimp on our trees. Give them long, slow drinks at least once a month when there has been no rain, these trees reward us with shade, cool our homes and become assets when it comes time for resale. Plant Texas native trees and oaks that are wilt resistant (i.e. Monterey Oak). Do not prune your Oak trees now! Unless it is necessary to cut branches that have grown onto the roof or create problems; then paint the wounds immediately after the cut.

**Plants:** Purchase plants that are water-saver/xeriscape plants for this area. Plants that are beautiful in New York and Oregon may not survive our poor soils and extreme weather. It's tempting to shop at the nurseries in the Spring to bring home gorgeous plants that will only die four weeks later. Select shrubs such as: Wax Myrtle, Bay Laurel, Sweet Olive, Loquat, Hollies and Plumbago. Some great Perennials would be: Salvia, Pink Skullcap, Texas Zinnia, Shrimp

plant, Sage, Bee Balm, Cosmos, Barbados Cherry and mini Crape Myrtles called "Pokemoke". There are so many to choose from that require very little care. Use water wisely - as needed and make use of soaker hoses for a more efficient form of watering.

For more tree, shrub and plant listings visit:  
[www.saws.org/conservation](http://www.saws.org/conservation)



## *Maintenance Department*

*By C. A. Dietrich*

A few notes from the Maintenance Department:

- Villareal Landscaping has taken over the common area grounds maintenance effective 01 March.
- The VWOA Maintenance Crew is working hard to keep the Village Entrances well maintained, watered, and lit up at night.
- The six new soccer goals are complete and available for your enjoyment.
- According to the City of San Antonio's official website, "It is a common misperception that most graffiti is done by gangs when in fact gangs are responsible for less than 10% of graffiti. Graffiti vandals represent every social, ethnic and economic background. Suburban males commit approximately 50% of graffiti vandalism from pre-teen to early 20's. The average age of the arrested graffiti vandal is 17-18..." I appeal to you for assistance in keeping our property looking nice. You can help by reporting any vandalism, tagging, unauthorized dumping of trash, etc. to the Bexar County Sheriff. Graffiti and its prompt removal (within 24-48 hours) is time consuming and a financial drain on our assessments. Please get involved.

## <sup>2</sup>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 - Rick Severs  
Vice President - Mark Cornell  
Secretary - Liliane Castillo  
Asst. Secretary - Cornel Hoskins  
Treasurer - Michael Wagnon

**Staff:**

Elizabeth Jensen, Acting Community Manager  
Oswald Willis, Standards Coordinator  
Derrick Foyle, Administrative Assistant  
Grace Briggs, Administrative Assistant  
Kimberly Birchfield, PT Administrative Assistant  
Al Machail, Coach  
Noelia White, Assistant Recreation Director  
Chris Dietrich, Maintenance  
Mike Ransom, Pavilion Attendant

**Committees & Chairs:**

Architectural Review, Steve Potts, 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 four times in 2009. The newsletter publication dates will be January/March, April/June, July/September, October/December. Submissions for the July 2009 issue are due June 1, 2009. Items of interest for publication should be submitted to: VWOA, 12395 Military Drive West, San Antonio, TX 78253

## Presidents Corner

*By Rick Severs*



First of all let me thank you for showing your confidence in me by reelecting me to the Board of Directors. I will strive to reinforce that confidence you have bestowed upon me.

Secondly, exciting things are in store for the coming year. The Board has decided to host two "Town Hall" meetings this year in response to your request for additional forums for you, the resident, to gather information concerning the Villages of Westcreek. These "Town Hall" meetings will not have the formality of an annual meeting and will be open to all residents of Westcreek not just homeowners. Because they will not be official meetings of VWOA, there will be no quorum requirements. It is envisioned these meetings will consist of one or two speakers, a slide or PowerPoint presentation and a question and answer session. Additional presentations may be added as time, space and applicability permit. Please watch for signage announcing the dates as we get closer.

Additionally, the Ad Hoc Fence Committee has met several times as they try and resolve the issues before them. This is a daunting task and one not easily solved because of the issues involved. The Ad Hoc Tot Lot Committee has also met on a fast track agenda to move the playground to a safer location. It is hoped that this task will be accomplished prior to the end of the school year. Both committees are hard at work to improve the ambiance of Westcreek.

As you read this, spring soccer season is in full swing. New soccer goals were constructed and installed by our very capable maintenance staff at a cost savings to the Association. This will be our first spring soccer season and the kids are excited to play and represent the Villages of Westcreek as they play other associations.

Swim season is just around the corner and we have scheduled actions to improve the conditions at the Sports Park pool. The metal doors to the restrooms are to be replaced and the pool resurfaced. Additionally some portions of the concrete surrounding the pool will be removed and repaired to counteract some of the settling that has taken place over the years. All in all it should be a more enjoyable and safer environment.

On a sad note I regret to inform you that Mrs. Judy Monger, our long time Assistant Community Manager and Community Manager resigned. Judy served this Association well during her tenure here and I'm sure we're going to miss her. Join me as we wish Judy well in her future endeavors. We will begin our search for a new Community Manager immediately.

We, the Board of Directors, and I personally, wish you a very enjoyable and safe spring.

### Westcreek Owners Association Assessment Coupon 2nd QTR

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## Management's Building Blocks

By: Elizabeth Jensen



**G**earing up for a fantastic and safe summer! As you probably have noticed we have started the re-plastering of the pool at the Sports Park and will be doing other repairs and putting in amenities. We have changed our phone system to ring into the office during business hours and after hours you may leave a message to the appropriate department. We will be completely doing away with the message line April 30, 2009.

Our Compliance department continues to work diligently with the county to improve our sidewalks, streets and easements. The Maintenance Department continues to fight our graffiti problem on a daily basis. Please be on the look out and report any mischievous activity to the local authorities. Our Recreation Department has been busy preparing for the summer swim leagues and the seasoned citizens day has been a big success. Other activities are on their agenda and we hope everyone will participate and enjoy.

We continue to strive to provide better customer service to our homeowners and keep our community a beautiful place to live.



## Compliance Reminders

By: Oswald Willis

Spring is just around the corner and it is almost time again to start the annual landscaping. Here are a few things to consider before, during and after embarking on the task of landscaping.

**Landscaping:** This is a very important feature in the Villages of Westcreek. However, not more than twenty-five percent (25%) of the front yard excluding driveways and sidewalk may be covered by rock or other hard surface material.

Plants should be placed to provide screening where necessary, but should not obstruct sight lines at intersections and driveways. In addition, shrubs and trees must be set back a minimum of ten feet (10') from the curb. Trees, bushes and other plants near frontage walkways must be kept trimmed and pruned to ensure unobstructed.

**Call before you dig:** Are you planning a big home improvement project? Installing a new fence or deck? Or just doing some landscaping like planting a tree or digging a few holes for new shrubs? Whether you're planning to do it yourself or hire a professional, call 811 before each job. You should know the location of all natural gas and electric lines before you spring into any type of project that involves excavating in the yard.

Homeowners and property owners often make risky assumptions about whether or not they should go to the trouble of getting their utility lines marked. However, the depth of utility lines varies and there may be multiple utility lines in a common area. Therefore, every digging job (regardless of depth) involves risks to your health and to your wallet. Digging without calling can disrupt service to your home or to an entire neighborhood not to mention harming you and those around you and potentially result in shocking fines and costly repairs. Go to the Call 811 website.

So the next time your project involves a big dig, first locate CPS Energy electric and natural gas lines, as well as cable and phone lines, by calling 811. Allow 48 hours for locating before excavating (2 working days). It's the law.

To locate underground water lines, call the San Antonio Water System at 704-SAWS. For additional information call CPS Energy at 353-2970.

**Pets:** The Bexar County "leash law" applies. The minimum legal requirement for both cats and dogs is that they be leashed when outside the confined 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.

## 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

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# <sup>4</sup> CALENDAR OF EVENTS

All meeting times and places are subject to change without notice.  
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.

## APRIL

**Saturday 4th - Breakfast with the  
Easter Bunny 8am-10am**

**Monday 13th - Volunteer Team  
Meeting 6pm**

**Tuesday 14th - ARC Meeting 4:30pm**

**Thursday 16th - Board of Directors  
Meeting 6:00pm**

**Tuesday 28th - Seasoned Citizen  
Fun Day 9:30am-10:30am**

**Tuesday 28th - ARC Meeting 4:30pm**

## MAY

**Monday 25 - Memorial Day  
(Office Closed)**

**Tuesday 12th - ARC Meeting 4:30pm**

**Thursday 21st - Board of Directors  
Meeting 6:00pm**

**Tuesday 26th - Seasoned Citizen  
Fun Day 9:30am-10:30am**

**Tuesday 26th - ARC Meeting 4:30pm**

## JUNE

**Saturday 27th - Office Open 9am-Noon**

**Monday 1st - Water Aerobics Begin**

**Monday 8th - Bubblers Swim Classes Begin**

**Tuesday 9th - ARC Meeting 4:30pm**

**Monday 15th - Regular Swim Classes Begin**

**Thursday 18th - Board of Directors  
Meeting 6:00pm**

**Tuesday 23rd - ARC Meeting 4:30pm**

**Tuesday 23rd - Seasoned Citizen  
Fun Day 9:30am-10:30am**

## JULY

**Friday 3rd - Independence Day Observed  
(Office Closed)**

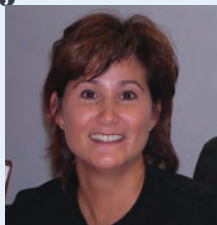
**Tuesday 7th - ARC Meeting 4:30pm**

**Thursday 16th - Board of Directors  
Meeting 6:00pm**

**Tuesday 21st - ARC Meeting 4:30pm**

**Tuesday 28th - Seasoned Citizen  
Fun Day 9:30am-10:30am**





## Ramblin Rec

By: Sandy McManus

Can you say lifeguard? Because that is the most important word I'm using these days. Our pools are only weeks away from opening and I have been working hard at getting us ready for the summer. We have lifeguards from last year that will be returning and we are increasing our staff to better serve our community. The community center pool will open for weekends only beginning May 2nd while our sports park pool will open for weekends only beginning May 16th. We will open both pools full time beginning June 6th. You can find our pool schedules on our website at [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com).

Questions about swimming lessons have already crossed my desk and that's great! We will start our bubblers class beginning June 8th. This class is designed to introduce our younger children to the water. All other classes will begin June 15th and will continue through July. If the demand is there we will provide swimming classes for the first two weeks of August.

We will begin registration for our swim team April 18th. This team has represented Westcreek for the past 12 years in competition for the city of San Antonio. They start at the age of 5 years and go through high school. If your child is interested contact the recreation department and we will be happy to share any information you need. Your child does not need to be an advent swimmer to join, they just need to be able to swim and our coaches will take it from there. By the time the season is over your child will be able to do strokes they never thought they could.

Water Aerobics is also scheduled to begin June 1st. We will offer both morning and evening classes. Our morning classes are M-W-F from 10am – 11am and our evening classes are M&W from 8pm – 9pm and T&TH from 8pm – 9pm.

Our recreation department strives to keep our community involved whether it's sports, events or aquatics. We are always looking for volunteers to help us keep these activities running smoothly. If you are interested in being part of this magnificent group of people come visit us, our doors are always opened. Our next volunteer meeting is set for April 13th at the community center conference room at 6:00pm. If you have any questions please feel free to contact us at 679-8248 or [vwoa-rd@sbcglobal.net](mailto:vwoa-rd@sbcglobal.net). See you guys in the water!

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## ***Terror Running Loose in Westcreek***

*By Westcreek Resident, Dennis Holloway*

On the morning of December 2, 2008, my wife and I decided to go for a walk in the Westcreek Park. Since we have different strides we weren't walking together. We both had headphones on and were listening to our music as we were walking. We had both our dogs on leashes. I was walking with my German Shepherd, "Princess", and my wife was walking our four pound half poodle, half terrier, "Dusty". I was about to make the right turn by the tennis courts and while I couldn't hear, I noticed my wife about 10-15 feet to my left, who was walking toward me frantically trying to get my attention waving her arms at me. When I looked at her, she pointed to my right towards the toddler lot.

As I turned around, I saw a Pit Bull dog, whom I now know is named Diesel, bearing down on me and my Shepherd. He was already running towards me in attack mode. My Shepherd was in front of me and stood there to take the attack. The Pit Bull immediately went for her throat. Now, I am a fairly big guy and spent a good portion of my life in karate and fighting competition. I can kick pretty hard. As the Pit Bull went for her throat, I kicked him in his throat as hard as I could. While it didn't seem to hardly faze the Pit Bull I must have hit him in his wind pipe because it stopped him from clamping down on her throat. I later learned how close this was because while trying to calm her down later I realized she had saliva on her throat from Diesel.

My next thought was, "now what?" I was standing there with 120 pounds of mean with teeth looking at me in attack mode.

This was when the Pit Bull (Diesel) noticed my wife and my little dog off to my left. He immediately went after them with me running after. He first went after Dusty but my wife was pulling him back on his leash trying to keep it out of his mouth. Apparently, Diesel didn't like that and just as I got there he went after my wife's leg. I had just gotten there and kicked him in the throat again just as he was going for her. He took a step back and noticed that this commotion had put Dusty in a position right under his mouth. He grabbed Dusty in the middle and with most of his body in his mouth jerked him up in the air, shook him and took off towards the toddler lot with Dusty still in his mouth and the leash dangling behind like a hangman's noose.

As the Pit Bull was dropping Dusty's body in the parking lot, I told my wife to get Princess in the car. Two men came up to me and my wife to see if we were OK, one had been playing in the toddler park with his two daughters. When he had seen what was happening, he put his daughters in his car. The other had been walking and had seen what was happening and called the police.

After running through the toddler lot, Diesel ran out the entrance and onto the road. The police arrived, took statements, called Animal Control and went to keep an eye on the dog until Animal Control could arrive. It was then that I realized that my foot was hurting terribly and later found out that it was broken.

While I did not witness it personally, the police later told me that while waiting for animal control to arrive the Pit Bull went after a lady coming out of a building. They used their car's PA system to warn her and she quickly went back inside. They also told me a person on

a bicycle was riding on the sidewalk toward the park and the Pit Bull went after him. To keep this person from being attacked, they hit the dog with their car. Finally, Animal Control arrived and picked up the dog. I spoke to the police afterwards and one of the policemen told me "That is a tough, vicious dog".

This story does not end here however. I wanted to confirm the status of the dog the next day at Animal Control. They informed me that they weren't sure where the dog was. I ended up going down to Animal Control to identify the dog. This was an eye opening experience! Animal Control has a separate building for dogs that have bitten people or been involved in attacks. This building had about thirty dogs in it. Of those thirty dogs, there were two Rottweiler's, one Chow, one mutt, and the rest were Pit Bulls. The keeper told me that usually the building had 90% Pit Bulls in it. By the way, they released Diesel back to his owner and he is now back in Westcreek.

Also, since our Pit Bull attack has been told through-out Westcreek people have gone out of their way to tell us of similar things that have happened to them within Westcreek. We have determined that in the months of December 2008 and January 2009 there were no less than SEVEN Pit Bull Attacks in Westcreek to include another Pit Bull attack in the Westcreek Park the SAME afternoon that my wife and I were attacked. This does not include a couple of kids that were playing in a greenbelt and had a lady yell over her fence for them not to play there because that's where she let her loose Pit Bulls to play. This also does not include two reports of Pit Bulls running around Galm Elementary on a weekend or the known wild pack of dogs that's roams throughout the greenbelts in Westcreek.

People of Westcreek... Maybe it is just my way of thinking, but **THIS IS UNACCEPTABLE**. While it is true that any dog can bite, and I know there are a few Pit Bulls that are very tame, the inherent vicious nature of these dogs cannot be ignored. What if there had been children in the tot park when my wife and I were attacked? Are we going to wait for a child to be killed or maimed before we do something about this problem?

This is supposed to be a family neighborhood. We need to change the covenant to prohibit dangerous animals in Westcreek and hold owners accountable!

Please sign and return the following in our neighborhood. The child you save may be your own. (Sign once for each property you own in Westcreek!) A petition will also be available to sign at the Westcreek Homeowners Association.

For more information on the laws regarding dog attacks and your rights please visit [www.statutes.legis.state.tx.us/](http://www.statutes.legis.state.tx.us/)

## **Petition to Prohibit Pit Bulls in Westcreek**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: **SAN ANTONIO** STATE: **TX** ZIP CODE: **78253**

PHONE NUMBER: \_\_\_\_\_



## Pool Schedule

### Sports Park Pool

Hours of Operation: 10am – 8pm

Open Weekends May 16,17,23,24,25,30,31 June 6,7

Open 6 days a week June 9 - Aug 23

Open Weekends Aug 29 - Sept 27

Closed Mondays

### Community Center Pool

Hours of Operation: 12pm - 8pm

Open Weekends May 16,17,23,24,25,30,31 June 6,7

Open 6 days a week June 8 - Aug 23

Open Weekends Aug 29 - Sept 27

Closed Tuesdays

## Top Green Spring Cleaning Tips

Taken from [www.planetgreen.discovery.com](http://www.planetgreen.discovery.com)

### Reduce

The first step to fighting messes and keeping your home spic-and-span is getting rid of all that stuff you never use. Go through all the places where it accumulates—try closets, junk drawers, out-of-reach shelves, attics and basements, and any other place where you're inclined to toss stuff as you say, "I'll deal with this later" and be diligent about—separating out what you really will use someday from what you never will. Be honest: you may say you like that sweater your aunt gave you for Christmas in 2004, but if it still has the tags on it, you aren't ever going to wear it. And be practical: do you really need that quesadilla maker? We're not suggesting that you trim down to an uber-minimalist lifestyle, but the quickest way to cut your cleaning time is to simply have less stuff to clean.

### Reuse

Now you have a pile that you're ready to get rid of—but wait: don't just trash it. First, go through and see if any of those items could serve a purpose you haven't thought of before: Do you have enough books to stack up and use as a side table? Can you take the frames off those ugly paintings and use them elsewhere? We know of ways to reuse everything from single mittens and broken guitar strings to holiday greeting cards and ceramic tiles—so while we aren't suggesting you keep all this around just in case, see if any of what you have can save you from buying something else.

### Donate

Once you've taken stock of what you can use, separate out items that someone else might need. This includes dishes, kitchen gadgets, clothes, books, magazines, toys, home decor—all of these items could find a second life with someone else. If you need instant gratification, just drop it all off at your local Goodwill or Salvation Army; if you're slightly more patient, try offering items for sale or barter on Craigslist, turning your goods over to an artist, donating through Freecycle, or seeing what you can get for that collection of comic books on eBay. Your house will be less cluttered; someone else can skip buying new; and the landfills will be that much emptier.

### Recycle

Once you've exhausted all the other options, it's time to hit the recycling bucket. Of course you're already recycling newspapers, magazines, and any glass that isn't salvageable, but take a second look at the rest of your trash, too: did you clean out the fridge? Find a compost pile. Get rid of old electronics, from cell phones to VCRs to ancient computers, by passing them off to retailers with a recycling program or to a specialized electronics recycling company. Check anything plastic to make sure it's recyclable, and make sure to safely dispose of anything that's not recyclable or trash-friendly, like old paint or batteries.

### Get the right home organization tools

Now that you've managed to weed out the useless from the useful, you need to find a system for organizing what you've got left—because if you can't find something when you need it, you'd might as well not have it at all. For this, you'll need storage containers, but that doesn't mean you need to stock up on (non biodegradable) plastic bins; instead, try cardboard boxes wrapped in pretty paper, bamboo baskets, or cloth bags made from old t-shirts. Raise your storage with

## How to Go Green: Spring Cleaning

Taken from [www.planetgreen.discovery.com](http://www.planetgreen.discovery.com)

Throwing open the windows on the first warm day of the year is one of life's great pleasures—until, of course, all that sunlight and breeze makes you realize how dusty, dirty, and cluttered your house has become during the winter hibernation. Even the messiest among us get the urge for spring cleaning—and though we don't all act on it, those of us who do should keep the annual scrub-down as green as possible.

### Home cleaning supplies

The strength of any deep clean comes from the supplies you use to wipe, polish, scrub, and soak—but that doesn't mean you have to stock up on sprays and powders that are made of potentially toxic antibacterial chemicals. Find out how using kitchen staples—like vinegar, baking soda, and good old hot water—can get your house as sparkling clean as anything on the shelves (at a fraction of the price), and how those once-a-year jobs (like vacuuming the refrigerator coils) can make your home more efficient than you realized.

### Home organization

Get a jump on your spring cleaning by tackling all of your home's trouble spots, from junk drawers and closets to garages and attics—because having less to clean makes the job go that much more quickly. Once you've managed to get rid of those magazines you'll never read and those clothes you'll never wear, find green ways to get them out of your house, from donating and recycling to selling or reusing—which can help make someone else's life a little greener, too.

In this guide, we'll show you how to reduce, reuse, and recycle the clutter that's blocking your access to summer essentials like the beach chairs and the barbecue; how to clean your home from roof to floor with non-toxic, homemade household cleaners; and how to get—and stay—organized without investing in a pile of plastic storage bins. Who knows? You just might love your new, clean, green space so much that next year's spring cleaning won't even be necessary—so you can head right outside at the first sign of warm weather.

**8** eco-friendly shelving to free up floorspace and make your rooms look bigger. And note: if, while you're organizing, you find items that don't seem to fit with anything else, those are likely goods you could add to the "donate" pile.

### **Make your own household cleaning supplies**

Buying eco-friendly cleaning supplies is a good start, but for a truly green clean, make your own cleaners. You'll bypass the resources that go into production, shipping, and purchasing—from making that plastic spray bottle to getting the product to your local supermarket—and you'll save a ton of money. Most of your home can be cleaned with recipes that are a combination of hot water, vinegar, and baking soda or washing soda; add a few drops of essential oil for scent if you prefer. Since you're only making what you need as you need it, you're cutting back on waste, and you won't have any worries about what kind of toxins you may be spraying around your kids and pets.

### **Aim for a no-waste clean**

No matter how green your sprays and scrubs may be, if you use an entire roll of paper towels to scrub your bathroom—well, that is not exactly eco-friendly cleaning. And when you're looking at a project as big as this one, you'll want to leave little to no waste in your wake. Trade paper towels for reusable microfiber cloths or sponges, and ditch the Swiffer sweeper for a broom (preferably one you already have, of course) or the disposable mop for a reusable one.

### **Choose natural cleaning for big projects**

Sure, you vacuum, dust, and wipe the counters on a daily or weekly basis, but spring is the perfect time to focus on the spaces you generally gloss over—by vacuuming out the refrigerator coils to make the appliance more efficient, deep-cleaning your carpet, and washing your drapes. For the carpet, mix borax and essential oil together, sprinkle over the rug, let it sit, and then vacuum; for curtains and drapes that are machine washable, use an eco-friendly detergent. If they're not up to going in the washer, find an eco-friendly dry cleaner in your area and drop them off there.

### **Go paperless**

This is one we've mentioned before—it's a great way to green your home office—but your annual spring cleaning is a perfect reminder to make sure you aren't overwhelmed by junk mail. Using a service like GreenDimes or 41 pounds, stem the tide of incoming junk mail; then set up your bank account for online billing and payments to cut back on waste. You'll have fewer papers to file and keep track of, plus fewer forests will be decimated just for another J. Crew catalog. And as your magazine subscriptions expire, see if you can read online instead to keep your living space even more clutter-free.

### **Plan ahead**

If you keep these tips in mind all year, then your 2010 spring cleaning will be that much easier. Don't let stuff accumulate in your home; don't buy things you don't need; and don't be shy about returning gifts you won't ever use. Take advantage of the seasons to edit your collections and donate or sell goods—you might get more at a consignment shop for a winter coat in the fall then in the spring, and your yard sale of extra housewares may do better in late summer if you can catch the back-to-college crowd. Thinking green throughout all areas of your life—from your office to your wardrobe to your home electronics—will put you ahead of the game come next spring.

## Energy Facts

### **Aluminum**

- Recycled aluminum saves 95% energy vs. virgin aluminum; recycling of one aluminum can saves enough energy to run a TV for 3 hours
- Recycled aluminum reduces pollution by 95%
- 4 lbs. of bauxite are saved for every pound of aluminum recycled
- Enough aluminum is thrown away to rebuild our commercial air fleet 4 times every year.

### **Glass**

- Recycled glass saves 50% energy vs. virgin glass (Center for Ecological Technology); recycling of one glass container saves enough energy to light a 100-watt bulb for 4 hours
- Recycled glass generates 20% less air pollution and 50% less water pollution
- 1 ton of glass made from 50% recycled materials saves 250 lbs. of mining waste
- Glass can be reused an infinite number of times; over 41 billion glass containers are made each year

### **Paper**

- Recycled paper saves 60% energy vs. virgin paper
- Recycled paper generates 95% less air pollution: each ton saves 60 lbs. of air pollution
- Recycling of each ton of paper saves 17 trees and 7000 gallons of water
- Every year enough paper is thrown away to make a 12' wall from New York to California

### **Plastic**

- Plastic milk containers are now only half the weight that they were in 1960
- If we recycled every plastic bottle we used, we would keep 2 billion tons of plastic out of landfills
- According to the EPA, recycling a pound of PET saves approximately 12,000 BTU's.
- We use enough plastic wrap to wrap all of Texas every year

### **Further Facts**

- A ton of recycled paper equals or saves 17 trees in paper production.
- Production of recycled paper uses 80% less water, 65% less energy and produces 95% less air pollution than virgin paper production.
- If offices throughout the country increased the rate of two-sided photocopying from the 1991 figure of 20% to 60%, they could save the equivalent of about 15 million trees."
- Global paper use has grown more than six-fold since 1950. One fifth of all wood harvested in the world ends up in paper. It takes 2 to 3.5 tons of trees to make one ton of paper. Pulp and paper is the 5th largest industrial consumer of energy in the world, using as much power to produce a ton of product as the iron and steel industry. In some countries, including the United States, paper accounts for nearly 40 percent of all municipal solid waste. Making paper uses more water per ton than any other product in the world.
- Over a ton of resources is saved for every ton of glass recycled -- 1,330 pounds of sand, 433 pounds of soda ash, 433 pounds of limestone, and 151 pounds of feldspar. Also a ton of glass produced from raw materials creates 384 pounds of mining waste. Using 50% recycled glass cuts the waste by 75%.
- Recycling one glass bottle saves enough energy to light a 100-watt bulb for four hours.



# 9 Board of Directors Meeting Minutes

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

### Attendees

Board Members – Cornel Hoskins, presiding; Rick Severs and Liliane Castillo. Mark Cornell came in after the Minutes were approved.

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

Mr. Hoskins called the meeting to order at 6:18 p.m.

**Residents:** Carmen Oliva

**Residents'/Guests' Forum:** Mrs. Oliva spoke to the Board about the problem of barking dogs and owners' not picking up feces in the yard.

**Minutes:** The Regular Meeting minutes for October 16, 2008 were read and approved 3-0 as written. The Budget Minutes of October 21, 2008 and October 30, 2008 were read and approved 3-0 as written.

### Community Reports

VWOA Recreation Director: Mrs. McManus, Recreation Director, answered the Board's questions regarding the Recreation Department's Report and accounting provided in the Board Packet.

**ARC/Standards:** Mr. Willis, Standards Coordinator, answered the Board's questions regarding the Standards/ARC Report provided in the Board Packet.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, answered the Board's questions regarding the Maintenance Department Report provided in the Board Packet.

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

**Management Report:** The CM answered the Board's questions and after some discussion and explanation the management report was accepted.

### Unfinished Business

1. Speed Bumps – no report has been obtained from Mary Teniente as to recommendation on our street speeding problems. The CM will write or call and get a timeline on the recommendations.

2. Lighting the Sports Park (CPS) – A contract has been signed with CPS to install lighting around the overflow parking lot and the extended walking trail. This should take place sometime after the holidays.

3. Website – the website is complete.

4. Fence Project – Another bid has been obtained for the staining of the fences. The contract will be discussed in Executive Session. A legal opinion will be obtained from the association's attorney before proceeding.

### New Business

1. Rummage Sale – The Board discussed the moving of the Rummage

Sale to the Sports Park and holding it three (3) times a year. By consensus the Board wishes to have the Rummage Sale in March, June and September. The Rummage Sale will be held in March at the Sports Park and will re-evaluate any problems with the location after the March Rummage Sale.

2. Lease land to Alamo Fireworks – The Board reviewed the details of the proposition and after some discussion a motion was made and seconded that VWOA land not be leased to any fireworks company. The motion was approved (4-0).

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

**ACTION Items:** Communication Items for Newsletter/WC Alert: The deadline for articles for the January – February newsletter will be December 10th.

**Adjournment:** There being no further business before the Board, the meeting adjourned at 8:43 p.m.

## Regular Meeting of the Board of Directors Thursday, December 18, 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; Oswald Willis, Standards Coordinator and Chris Dietrich, Maintenance.

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

**Residents:** Mr. Kevin Drummonds, Mr. Sam Tomlinson, Jr., Mrs. Geraldine Besecker, Mr. Steve Sinatra, Mr. Scott Bullington, and Mr. & Mrs. Dennis Holloway.

**Residents'/Guests' Forum:** The residents spoke to the Board about the 2009 Budget, answers from prior meeting questions, i.e. 2 meetings a year, mowing of property, unreturned calls and getting rid of Call Notes, results of speed study, RR ties at the Sports Park and an incident of dog attack in the park. The Board listened to each homeowner and took their reported complaints and suggestions under consideration.

**Minutes:** The Regular Meeting minutes for November 20, 2008 were read and approved 4-0 as written.

### Community Reports

VWOA Recreation Director: Mrs. McManus, Recreation Director, provided a report in the Board Packet.

**ARC/Standards:** Mr. Willis, Standards Coordinator, answered the Board's questions regarding the Standards/ARC Report provided in the Board Packet and showed a slide show of common and unusual covenants problems.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, answered the Board's questions regarding the Maintenance

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, answered the Board's questions regarding the Maintenance Department Report provided in the Board Packet.

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

**Management Report:** The CM answered the Board's questions and after some discussion and explanation the management report was accepted.

#### **Unfinished Business**

1. Speed Bumps – The CM wrote a letter to Mary Teniente as to recommendation on our street speeding problems. The CM did not get a response from the County Infrastructure Department on the speed study.
2. Lighting the Sports Park (CPS) – The CM received a call from Janie Pace, CPS, to confirm the project was being scheduled for after the holidays.
3. Fence Project –A legal opinion has been obtained from the association's attorney about fence maintenance. The Board voted (4-0) to form an Ad Hoc Fence Committee to re-evaluate the fence project and appointed Mark Cornell to head that committee.
4. Rummage Sale – Postponed until March 2009. The Board will evaluate the new Rummage Sale site.

#### **New Business**

1. Relocate the Tot Lot – The Board voted (4-0) to form an Ad Hoc Tot Lot Committee to get ideas for the relocation and moving of the Tot Lot. The Board appointed Rick Severs as head of that committee.
2. Point Summit (Executive Session – Legal)
3. Streets at High Point – The VWOA attorney and the CM have contacted the developer regarding the streets and other problems in High Point. It was reported that a meeting was held and the developer was waiting for a proposal from the site works company.
4. Crime Statics – The stats that are available are three (3) months old and cover all of our zip code, 78253.

**The Next Meeting:** The next Regular meeting will be held on Thursday, February 19, 2009 at 6:00 p.m. at the Community Center Conference Room. The next meeting will be the Annual Meeting on January 15, 2008 in the Activity Room of the Community Center.

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

**Adjournment:** There being no further business before the Board, the meeting adjourned at 8:44 p.m.

### **Regular Meeting of the Board of Directors Thursday, February 19, 2009**

#### **Attendees**

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

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

Recreation Director and Oswald Willis, Standards Coordinator.

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

**Residents:** Mr. and Mrs. Dick Vogels and Elaine Maurer.

**Residents'/Guests' Forum:** The residents spoke to the Board about accounting for moneys charged for Office Services, Office staffing, policies of collections and covenants, and full disclosure on the Board of Directors' e-mail account. The Board listened to each homeowner and took their reported complaints and suggestions under consideration. A motion was made and seconded that the covenants issue brought by the homeowner be followed through with the Texas Property Code 209 to the attorney. The motion was passed (5-0).

**Minutes:** The Regular Meeting minutes for December 18, 2008 were read and approved 5-0 as corrected. The Organizational Meeting minutes of January 22, 2009 were read and approved 5-0 as written.

#### **Community Reports**

VWOA Recreation Director: Mrs. McManus, Recreation Director, provided a report in the Board Packet and answered questions from the Board.

**ARC/Standards:** Mr. Willis, Standards Coordinator, brought to light the fact that Bexar County has never accepted some streets and drains in The Estates and Wynnwood. A letter has been sent to the builder/developer, the siteworks company and our county commissioner.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, was not present at the meeting but provided his report in the Board Packet. He made several suggestions and the Board made a motion, seconded, and passed (5-0) that Mr. Dietrich purchase and fabricate out of expanded steel (mesh) trash cans to replace the ones that have been melted by fire at the Sports Park and look into costs for video surveillance equipment for the Sports Park, also.

**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:** The CM answered the Board's questions and after some discussion and explanation the management report was accepted.

#### **Unfinished Business**

1. Speed Bumps – Mary Teniente of County Infrastructure Department sent eight (8) reports from the speed survey. The Board tabled the subject until all reports and recommendations could be obtained from Ms. Teniente.
2. Ad Hoc Fence Committee (Mark Cornell) – Mr. Cornell presented the minutes of the two meetings and discussed the problems the committee was having with the meaning of "maintenance". The minutes should be posted on the website and more homeowners were invited.
3. Rummage Sale – Postponed until March 2009. The Board will evaluate the new Rummage Sale site after the March 14th Rummage Sale.
4. Ad Hoc Tot Lot Committee (Rick Severs) – Mr. Severs explained the current plans the committee was discussing and the Committee has another meeting on Saturday. Recommendations will be brought



11  
to the Board as soon as possible as the Committee would like for the Tot Lot to be moved before school is out for the summer.

5. Streets in High Point – The CM presented an e-mail from Michael Moore that said work on the streets in High Point should begin in two weeks (middle of February). Work has not begun yet.

6. Message Line - The CM brought to the Board the reasons why she had not turned of the message line before now so as to give all homeowners a viable phone number to call. The Board made and seconded a motion that the message on the message line would be changed before Monday February 23rd, the website and forms would be reviewed to identify all message line numbers (679-6617) and changed to the new office number (679-8761).

7. Christmas Tree – Ms. Castillo has proposed a live Christmas Tree in the raised bed at the side of the Community Center for holiday events. The Board discussed, made a motion and seconded that a live fir tree could be purchased and planted beside the Community Center with the price being kept within the price range Ms. Castillo stated.

### New Business

1. Calendar –Strategic Planning Meetings were set on the Board's Calendar for once a quarter beginning March 28th.

2. Town Hall Meetings (2) were planned for May 11th and September 21st as a way to present the 2007 audited budget to the homeowners. Town Hall Meeting will have 1 or 2 speakers, a slide show and Q&A session at the end. We will serve water and coffee only.

3. Budget Planning dates were deferred to the President and the Treasurer as soon as a committee could be set up.

4. Annual Meeting was discussed and moved back from January to April 22nd, 2010 to accommodate the presentation of a more current audit. This will allow time for the accountant to do the audit and be present it in a timely manner.

5. Nominating Committee should be formed for the elections of 2010. Normally the vice-president is the chair of this committee. The Board was asked for homeowner names to be on this committee. Mr. Cornell said he would feel uncomfortable about presenting the slate of directors as he will be on that slate. Mr. Hoskins said he could present the slate at the meeting if the Board wanted.

6. Employee Staffing was discussed and it was suggested that a time study or business assessment be done, Mr. Cornell would see if UTSA Business School had a program that would help us with a time study. The CM and ACM were charged with contacting Windcrest to meet with them to see what problems they had growing from a small HOA to a city and check with Northwest Visa to see if they have a business department and could be of any help. We will continue to research this and discuss next month. (Mr. Hoskins left the meeting after this discussion)

7. Board of Directors' e-mail account was discussed and it was decided that an explanation would be put on the website that the management was included on their e-mails so management could deal with the problems and respond. Motion as made, seconded and passed (4-0) that wording would be added to the website that stated "For questions and concerns please call the office at 679-8761 or you mail e-mail your issue(s) to the management and the Board at BOD/Mgmt@villagesofwestcreek.com. However if your issue(s) is not resolved please e-mail the Board at board@villagesofwestcreek.com.

**The Next Meeting:** The next Regular meeting will be held on Thursday, March 19, 2009 at 6:00 p.m. at the Community Center Conference Room. The next meeting will be the Annual Meeting on January 15, 2008 in the Activity Room of the Community Center.

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

**Adjournment:** There being no further business before the Board, the meeting adjourned at 8:44 p.m.

## Classifieds

**Allen's Painting & Repair Interior & Exterior.** Free Estimates Call 210-679-6257

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

**Complete Professional Lawn Care and Tree Trimming, Fence Repair, Pressure Washing,** Call Tony at 210-452-7924

**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**  
**\*Special Spring Rate \$250 for any event in Westcreek (up to 3 hours.)**

**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**

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

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

**Pick up and delivery of children to and from school. Call Pierra at 210-787-8641**

## 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 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).

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1	What To Do With Your Yard When There Is No Rain In Sight
3	Management Building Blocks
3	Compliance Reminders
6	Terror Running Loose in Westcreek
7	How to Go Green: Spring Cleaning



# WV WESTCREEK TIMES

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## Assessments, Obligations, and The Like

By: Michael W. Wagnon, Treasurer, VWOA B.O.D.

My name is Michael Wagnon and I am the current Treasurer for the VWOA Board of Directors. I was recently elected to serve on the Board and I am indebted to my fellow homeowners for providing me a truly unique opportunity to learn about the inner workings of the VWOA.

As Treasurer of the VWOA Board of Directors, I would like to have a few moments of your time to talk about the financial responsibility that all property owners in our association voluntarily chose to assume when they purchased a home within the boundaries of the Villages of Westcreek. That obligation is the quarterly assessment.

According to Webster's Dictionary, to assess is "To charge with a tax, fine, etc. as a person or property". Tax is not a favorite word of most people at any time, especially now given the current economic climate. If I may, I would like to give Webster's Dictionary definition of tax; "A compulsory contribution levied upon persons, property, or business". Look at a thesaurus under "tax" and one of the synonymous words is obligation. Finally, Webster's defines obligation as "a duty, promise, etc. by which one is bound; responsibility".

Everyone of us has numerous obligations and responsibilities that we must abide by on a daily basis. Some of those we readily choose to assume while others may be handed to us regardless of our true desire. One of the biggest choices that we readily assume is the choice of where we will reside. However, when each of us chose to reside within the boundaries of the Villages of Westcreek we accepted the duty and obligation of paying the quarterly assessment.

The assessment we are all obligated to pay goes toward the support and maintenance of the amenities and facilities provided for residents of the Villages of Westcreek. For many, these facilities and amenities were key elements in why we chose to reside here. Even though we may not choose to utilize those amenities or facilities, all owners of property within The Villages of Westcreek are obliged to provide financial support to these by virtue of the fact that we reside here.

At the time this article is being written, approximately 6.5 percent of owners in the VWOA are more than six months past due in the payment of quarterly assessments. This constitutes 268 current owners that have paid no assessments in 2009. The current amount past due greater than 180 days is \$20,340.09; this list includes new home builders. This "missing revenue" places a great strain upon the ability of the staff, management, and Board of Directors of the VWOA to effectively maintain and operate our

facilities as well as plan for the future.

The VWOA Board of Directors is not blind to or unaware of the current economic difficulties that our current homeowners may face. However, it would be irresponsible on our part as elected members of the VWOA Board of Directors if we did not inform our homeowners of this issue. I thank you for your time and attention to this vital issue that affects all homeowners in the VWOA.



## 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 E-mail:** [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

**Board Members E-mail:** [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

**Staff E-mail:** [staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

### Board of Directors:

President - Rick Severs

Vice President - Vacant

Secretary - Liliane Castillo

Asst. Secretary - Cornel Hoskins

Treasurer - Michael Wagnon

### Staff:

Elizabeth Jensen, Community Manager

Oswald Willis, Assistant Community Manager

Vacant, Superintendent of Standards

Jeremy Fewell, Superintendent of Recreation

Grace Briggs, Administrative Assistant

Kimberly Birchfield, Administrative Assistant

Derrick Foyle, PT Administrative Assistant

Al Machail, Coach

Vacant - Superintendent of Maintenance

Mike Ransom, Pavilion Attendant

### Committees & Chairs:

Architectural Review, Marshall Geasler

### Westcreek Times:

Publisher - VWOA Board of Directors

Editor - VWOA Staff (Interim)

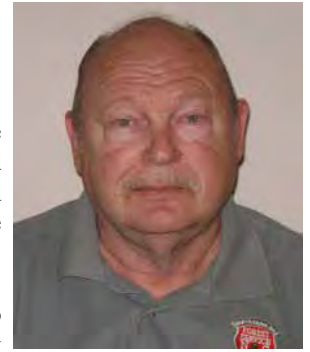
Design and Layout - Tara McMeans, [DesignPrintPromote.net](http://DesignPrintPromote.net)

Webmaster - George Roberts

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

## Presidents Corner

*By: Rick Severs*



This has been a very busy time for the Board of Directors. We have accepted the resignations of four employees and have interviewed and filled three of those positions.

The Board of Directors is pleased to announce the hiring of a new Community Manager Mrs. Elizabeth Jensen. Mrs.

Jensen was originally hired in 2007 as Assistant Community Manager and subsequently has obtained her Community Associates Institute (CAI) credentials. Additionally, the Board has hired Mr. Oswald Willis as Assistant Community Manager to replace Mrs. Jensen. Mr. Willis has been for the past two years our Standards Coordinator and has also obtained his CAI credentials. In further news in the Administrative department, Mr. Derrick Foyle has moved to a part time position and Mrs. Kim Birchfield has assumed the full time duties.

Since our last Newsletter Mrs. Sandy McManus resigned from her position as Recreation Director. Mrs. Noelia White, the Assistant Recreation Director also resigned her position approximately two weeks later. Sandy left some very big shoes to fill and the Board has hired Mr. Jeremy Fewell to manage that department. Because of an unexpected family emergency that arose after accepting the job, he will not assume that position until sometime in August. The Board does not intend to fill the assistant's position in the near future. In the meantime Mr. Al Aboulmachail has been continuing the soccer program and is scheduling a tennis program as well as other activities. Keep your eyes open for the announcement of those events. Mrs. Lori Phipps has been hired to administer the Water Aerobics classes. Call or go by the Community Center for further details. Classes started 1 June.

Mr. Chris Dietrich, our Maintenance Supervisor, has been accepted to attend college full time, all expenses paid, so he resigned effective May 29. He also left some very big shoes to fill. The Board hopes to have this vital position filled as this newsletter reaches you.

The Ad Hoc Tot Lot has completed its work and while not all objectives were met, the playground has a new piece of equipment to replace the old wooden structure. With the addition on new fencing, the safety of our children has been enhanced. Future plans call for moving the playground to a location closer to the Pavilion but not close enough to interfere with any activities happening there.

The Ad Hoc Fence Committee has also completed its work. The Committee recommended that Administrative Resolution 17 be rescinded and another Resolution replace it. The Board of Directors approved both Resolutions. In effect the VWOA will no longer pay up to 50% to maintain the structural integrity of the fences along the major thoroughfares. Instead the homeowner is responsible for the structural integrity to include post and board replacement. The VWOA will be responsible

### Westcreek Owners Association Assessment Coupon 3RD QTR

**\$70.00 DUE 7/1/2009**

Finance charges applied 8/1/09

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

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



for maintaining the stain and also graffiti removal. The Maintenance staff, in conjunction with the Standards Monitors, will inspect the fences periodically and notify the homeowner of any necessary repairs. The homeowner will be given a specified time to effect those repairs. Future desires are to replace the wooden fences with something more attractive but less maintenance intensive. Details of how that could be accomplished have yet to be worked out. The main sticking point is that the homeowner owns the fence and the Association can only assist in the maintenance of them.

Additionally, the Board continually reviews and monitors the budget to economize and ensure the monies are spent wisely. The Board also listens to each suggestion and considers its content for application and possible implementation. As this newsletter goes to press, the Budget committee composed of the Treasurer, two homeowners with budgeting and accounting backgrounds along with the Community Manager as technical advisor, has started reviewing the past years budgets and expenditures to initiate drafting next fiscal years' budget.

Many of you have noticed that you have been asked to show your Westcreek ID cards more frequently at the Sports Park, swimming pools and other activities. The Board has directed the staff to strictly enforce those policies. The Board feels that it is our obligation to put the residents who have kept their assessments current first and foremost to enjoy the amenities we have.

Finally, have a safe and enjoyable summer.



## Management's Building Blocks

By: Elizabeth Jensen



I am looking forward to serving this community in continuing to be a premier community. My dedication and desire for excellence for this community is that it continues to prosper. I will work with the Board of Directors and committees on beautification, safety and planning how to fulfill this associations needs. Oswald Willis has been promoted to Assistant Community Manager with his knowledge of the community and his dedication he will be an asset in this position. As we fill vacant positions we will be able to offer more programs and enhance our beautification projects. I would like to thank our Board of Directors, staff, volunteers, and contractors for their efforts as we have gone through these changes to ensure this transition is relatively seamless.

We have contracted Community Pool Management to maintain our pools and oversee our lifeguards and swim lessons. They have done a good job in meeting our pool requirements, supervising and training our lifeguards to meet our schedules and needs.

We have made some changes in our Administrative staff Grace Briggs continues in her present position and brings dedication and support to our office in her service to this community. Derrick Foyle at his request has been placed in the part-time Administrative Assistant position as he would like to spend more time enjoying his semi-retirement. Kim Birchfield has been promoted to the full-time Administrative Assistant position which she brings with her years of customer service experience. From all our staff we look forward to serving you professionally and responsibly.



## Compliance Reminders

By: Oswald Willis

### Hogs Gone Wild

On May 18, 2009 residents on Point Valley, High Point and Caravel Street, The Gardens complained about their front lawn and flower bed was dug up by wild hogs. This is not the first episode for this kind of behavior from these animals. During fall of 2005, several front lawns and flower beds on Creek Ash, Hills and Fox Forest, Woods received similar treatment from the hogs.

In 2005, the Villages of Westcreek Owners Association (VWOA) contracted a hog trapper company to trap the hogs. The main catch was a 568 pound hog which took two and one half hours to load into a truck for removal.

All indication shows that the new construction in the vicinity is forcing the hog to relocate to (VWOA). Plus, they are also searching for water for survival. These hogs are wild animals and can be very vicious. Therefore, if anyone spots one of these hogs please don't approach it. I'm looking at hog trapping companies to get these animals removed from the community.

### Speed Bumps

After several complaints and inquiries about speeders on Sage Run, Dezarae, Saxonhill, Kingsbridge and Creek Haven, The Villages of Westcreek Owner's Association Management and the Board of Directors responded by contacting Bexar County's Traffic Engineer.

The Traffic Engineer conducted a Speed Sentry Study on the above mentioned streets and concluded that the speed bump was not warranted because the average speed on the entire street studied was between 22.3 miles per hour and 29 miles per hour and the posted speed limit is 30 miles per hour.

The information on the study is too large to be part of this newsletter. However, if anyone needs additional information or a copy of the study please email me at ([vwoa-cc@sbcglobal.net](mailto:vwoa-cc@sbcglobal.net)), visit [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com) (see docs) or call 210-679-8761/7831

### Pitbull Petition

In the Vol. 19 Issue 2 April- June 2009 Villages of Westcreek Owner's Association Times there was an article titled Terror Running Loose in Westcreek. At the end of the article the author placed a petition asking to prohibit Pit Bulls in Westcreek. As this edition of the newsletter, only 8% of the community responded.

## Pool Schedule

### Sports Park

Closed Mondays

Tue-Sun 10am to 8pm

Open Weekends: August 29 - September 27

### Community Center

Closed Tuesday

Sat-Sun 10am-8pm

Mon, Wed, Thur, Fri 12pm-8pm

Open Weekends: August 29 - September 27

## Lawnless Landscaping

By: Liliane Castillo, Bexar County Master Gardener

Water-conserving gardens can be as colorful as any other. Now is the time to re-evaluate your landscape. Water rationing and conservation is of the utmost importance. Americans have had a love-affair with their green manicured landscapes for years. We love our rich, thick green grasses and spend countless hours and money maintaining them.

As California, Arizona and other drought stricken states have discovered, it is no longer cost effective, nor necessary to have a lawn. San Antonio and Westcreek are no exceptions when it comes to feeling the economic pinch and that green, grassy front yard will be the first thing that will be neglected. For those residents in the older sections; you may have St. Augustine grass. This grass is larger bladed and will not go dormant during our drought seasons. Although, it is one of the only grasses we have that will tolerate shade. Bermuda grass, however, will go dormant until the rains come again. (Whenever that day may come).

The Villages of Westcreek Architectural Committee is very receptive to the current water issues in the landscapes. When you get ready to take that grass out and implement an alternative landscape; be sure to submit it with a survey of your lot with the details. Even though our current CC&R's and standards are reflecting traditional landscaping principals; the ARC can approve a xeriscape plan on a case by case basis. But, that doesn't mean you can dump a truckload of rocks in your front yard and think you can have an instant xeriscaped yard! It will require some planning and a variety of materials.

There are numerous options for a lawnless landscape that can be beautiful, attractive and still maintain the standards expected within our community. You can search the library, internet, magazines and find countless pictures and articles of landscapes with little or no lawns. Check the local news for our next Home and Garden Show and Parade of homes so you can get ideas. DIY projects can require little or no gardening expertise. Make good use of a variety of mulches (pecan, cedar, hardwood), river rocks, pebble stones, landscape boulders, paths with flagstones, groundcovers and numerous plant material/shrubs and trees can fill the spaces that once was occupied by a water-guzzling lawn! Utilize Pavlonia Rock Rose; lantanas in numerous colors, crape myrtles and ground covering plants like variegated Artemisia and Blackfoot daisy! Your landscape can save you money, resources and give you more time to enjoy your family, the BBQ grill and less time slaving over the lawn equipment!

For more information or to ask any questions contact the Bexar County Master Gardeners Hotline at 210-467-6575 or visit the County Extension website at: [bexar-tx.tamu.edu](http://bexar-tx.tamu.edu) and click under Horticulture and Gardening.

## Senior Citizens Committee

The Villages of Westcreek now has a committee of Seniors that meet twice an month - the 2nd Thursday and 4th Tuesday at 9:30am at the Community Center. We get together for fun, fellowship and getting to meet our neighbors.

The only requirements are: you must be at least 50 years old, a member of Westcreek Homeowners Association, be in good standing (Westcreek photo I.D. card and assessment dues paid.)

We have already had a cookout at the Sports Park and attended a play at Lackland Air Force Base. Seniors may come and join us for coffee, snacks and fun. Dues are only \$1 per meeting.

## Summer Lawn Care

By: Calvin R. Finch

If you haven't done so already, there's still time to fertilize your lawn. But this year, an organic fertilizer with less nitrogen may be the better choice.

Thanks to recent rains, area lawns have perked up and are now nicely green in many neighborhoods. Ground that was bare three weeks ago is now covered with Bermuda grass, and shade-covered zoysia and St. Augustine look especially nice.

If you haven't done so already, there's still time to fertilize your lawn. In past years the recommendation was always a slow release fertilizer with a high percentage of nitrogen, such as 19-5-9 or 29-2-4. But this year, an organic fertilizer with less nitrogen — such as a 7-1-1 or 4-1-2 formula — may be the better choice, especially since lawn grasses respond to high levels of nitrogen only when enough water is available.

Although we've had some rain, we're still in drought restrictions and might be all summer. To balance root growth and encourage healthy grass blades, the goal is to apply only as much nitrogen as can be used in a dry situation.

Another reason to consider an organic fertilizer is it's less salty. The nutrients in fertilizers, especially high nutrient blends, are provided as salts. The salts in slow release lawn fertilizers pose no challenges for healthy lawns, but are difficult for damaged lawns to utilize.

Lawn mowing is also an important part of lawn care, and even has an impact on water use. Let your grass grow taller and the roots will be longer and more capable of utilizing the entire soil reservoir.

Recommended mowing heights for grasses during drought are 3 inches for St. Augustine, 2 inches for zoysia, and 1.5 inches for Bermuda.

Calvin R. Finch is the project director of regional initiatives and special projects for San Antonio Water System.





# Board of Directors Meeting Minutes

## Regular Meeting of the Board of Directors Thursday, March 19, 2009

### Attendees

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

Staff – Elizabeth Jensen, ACM; Oswald Willis, Standards Coordinator; Noelia White, Asst. Recreation Director.

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

**Residents:** Yolanda Fenstermacher, Jean Woodward, John Woodward, Cheryl Drupiewski, Diane Heinbokel, Debra J. Dietrich, Larry Avelar, Duane Bailey, Jackie Vogels, Kim Kolowicz .

**Residents’/Guests’ Forum:** The residents spoke to the Board about their concerns regarding Recreation activities continuing i.e. Muscle Toning, Water Activities, Seasoned Citizen Day, Pancakes w/Easter Bunny etc.; and how soon was the Board going to fill the Recreation Director position. Several residents spoke of the front desk customer service. Another HO bought to the BOD attention an area of concern on his street that has seen an increase in vandalism and graffiti. He mentioned insufficient lighting

**Minutes:** The Regular Meeting minutes for February 19, 2009 were read and approved 5-0 as corrected with a special addendum added to February 19, 2009 minutes.

### Community Reports

VWOA Recreation Department: Mrs. White, Assistant Recreation Director, provided a report to the Board and answered questions from the Board. She expressed her concerns in filling the lifeguard positions; The Board tasked the ACM to inquire with Community Pool Management regarding their lifeguard program and its costs.

**ARC/Standards:** Mr. Willis, Standards Coordinator, provided graphs on property improvements and follow up inspections in the Board Packet and answered questions from the Board. Mr. Willis advised the Board that the Chair of the ARC Committee will be resigning. He suggested nominating Marshall Geasler to fill that position if he would accept it and moving Kim Kolowicz from Alternate to Primary.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, provided his report in the Board Packet. He reviewed his budget, and report and answered questions from the Board. Board requested additional bids for electrical repair at the Sports Park pool to be completed before the initial bid has expired. If unable to obtain competing bids, then the HOA will go forward with the original bid for the required electrical work.

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

**Management Report:** The ACM answered the Board’s questions and after some discussion and explanation the management report was accepted with corrections to the message line. The Board requested issued I.D cards be reported on a monthly count verses an ongoing count.

### Unfinished Business

Speed Bumps –Mary Teniente of County Infrastructure Department sent

eight (8) reports from the speed survey. The Board tabled the subject until all reports and recommendations could be obtained from Ms. Teniente.

**Ad Hoc Fence Committee (Mark Cornell)** – There were two recommendations that were reported from the Fence Ad Hoc meeting. They were as follows: Mr. Cornell’s recommendations to BOD was to attempt a “band-aid” fix to the fences and research and decide on a more long term solution to the fences on the main roads. Additionally, Mr. Cornell met with Quality Fence on a different type of fencing (composite) and pricing (\$35/linear ft).Mr. Cornell recommended tabling this item for one month. The minutes from the three meetings were posted on the website. Mr. Hoskins recommended that Frank (maintenance personnel) survey fences and compose a cost analysis.

**Rummage Sale** – Was rained out on March 14, depending on insurance response to liability questions, it will be held as scheduled in August 2009. There was a brief discussion on scheduling a make-up date, prior to Aug. However, after reviewing the schedule for the month of April the BOD elected to discuss another date at the next meeting.

**Ad Hoc Tot Lot Committee (Rick Severs)** – Mr. Severs explained the current plans the committee was discussing and pricing on equipment. Depending on insurance response to liability question will determine how the committee will proceed with moving and installation of equipment. The committee will brief the BOD at the Strategic planning meeting on March 28.

**Streets in High Point** – Oswald provided a picture of a street in High Point (Point Breeze), is continuing to work with Michael Moore.

**Message Line** - The ACM informed the Board the message on the message line had been changed and all callers were informed to call the office number and were notified the message line would be disconnected on April 30, 2009; it was also posted on the website.

### New Business

**Budget Planning Michael Wagon** –Treasurer, was appointed to chair the Budget Planning Committee; members are Elaine Mauer and Kim Kolowicz. ACM will be present to give advice. The committee is scheduled to start June 2009 and to have a draft prepared for the BOD in August 2009.

**Nominating Committee:** Mark Cornell-Vice-President was appointed to chair the Nominating Committee; members are, Cornel Hoskins-Assistant Secretary and Michael Goodman.

HO Issues:

The BOD asked the ACM to request David Panter to ensure that the COP group patrols the areas of HO concern, ask the Bexar Co. Sherriff’s office to patrol the area and will inquire as to the feasibility of placing a light in the area of concern.

The BOD asked the ACM to ensure that customer service training is accomplished with the Association staff.

**The Next Meeting:** The next Regular meeting will be held on Thursday, April 16, 2009 at 6:00 p.m. at the Community Center Conference Room.

**ACTION Items** – Communication Items for Newsletter/WC Alert: The deadline for articles for the July/Aug/Sept newsletter will be June 1st.

**Adjournment:** There being no further business before the Board, the meeting adjourned at 8:13 p.m.

**Regular Meeting of the Board of Directors  
Thursday, April 16, 2009**

**Attendees**

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

Staff – Elizabeth Jensen, ACM; Oswald Willis, Standards Coordinator; Chris Dietrich, Maintenance Supervisor.

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

Residents: Duane Bailey, G. Besecker, Anna Skoropad, Vince Krause, Glenna Jack, Elaine Maurer.

Residents'/Guests' Forum: The residents spoke to the Board about their concerns regarding the Tot-Lot what the status was and its progress. Another resident spoke of Seasoned Citizens Day and how the volunteers would like to continue this activity on their own, requested to use CC or SP the 4th Tuesday of every month and the 2nd Thursday of every month. Several residents voiced their concerns with the fence project, another resident spoke of a compliance issue regarding the home next to her.

Minutes: The Regular Meeting minutes for March 19, 2009 were read and approved 5-0 as corrected.

**Community Reports**

VWOA ARC/Standards: Mr. Willis, Standards Coordinator, provided graphs on property improvements and follow-up inspections in the Board Packet and answered questions from the Board. Oswald mentioned the CCR for The Reserve; the BOD requested a copy to be sent to Mr. Newton for review. Mr. Willis showed pictures of the illegal dumping issue he is dealing with. He also spoke of the trial newsletter distribution method that was used this quarter. Oswald stated the attorney sent a letter to Greenboro Homes asking that the fence violation be corrected.

Maintenance Department: Mr. Dietrich, Maintenance Supervisor, provided his report in the Board Packet. He reviewed his budget, and report and answered questions from the Board. Chris spoke of the vandalism that continues to occur especially to the monument lightening. He briefed the board on the progress of the new playground equipment.

The Board adjourned at this time 7:02 p.m. to go into Executive session in order to hear invited guest on insurance and contractual issues. The Board reconvened at 8:38 p.m. and resumed its scheduled agenda.

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

Management Report: The ACM updated the board on contacts answered the Board's questions and after some discussion and explanation the management report was accepted.

**Unfinished Business**

Speed Bumps –Mary Teniente of County Infrastructure Department has not responded to e-mails send by Mr. Willis. The Board tabled the subject until all reports and recommendations could be obtained from Ms. Teniente.

Rummage Sale – Is set for August as scheduled; since currently no recreation staff is in place to facilitate a make-up date for the rummage sale cancelled in March.

Streets in High Point/Streets not taken over by Bexar County – Suggestion was made to create a Reserve account for streets that are owned by the VWOA for maintenance and upkeep. The following streets are in The Gardens: Kudu, Caravel, and Pinafore.

Ad Hoc Fence Committee- Discussed the new Fence Resolution Mark drafted, possibly rescinding AR17 Fence Maintenance on Major Roads; also spoke of time frame to be given to HO for minor repairs 30 days and major repairs 60 days.

House Rent/Insurance – Discussed house insurance; BOD approved quote and approved rental agreement for 12526 Point Summit;

Highpoint #4 Annexation – Discussed the recorded annexation document furnished by Tom Newton's Office and Michael Moore. Volume10114 Pages 2044-2048 of the Bexar County deed records.

COP Issues/Security – Currently do not have active COP patrolling groups that target all villages. Oswald mentioned media had been here to do a live broadcast during the COP class.

Customer Service – Held our 1st meeting April 2nd and will hold a meeting quarterly.

Ad Hoc Tot Lot Committee (Rick Severs) – Mr. Severs explained the proposal the committee bought to the BOD and how the proposal was approved. He mentioned that next year the Tot-Lot will be moved to a different location closer to the Pavilion.

Hog Issues at Sports Park – Talked about purchasing hog traps; Chris had priced some traps but most were very large and expensive. Voiced his concern if traps were put out how a child might get caught in one of the traps.

**New Business**

Association's Liability Insurance – Discussed in the Executive Session Town Hall Meeting Planning – Tabled until a more appropriate time due to staff turnover

IT Policy – Implemented by vote (5-0)

Low Water Crossing Potranco – Re: Tom Rhode e-mail – BOD recommend ignore or tell Mr. Rhode not interested due to conflict of interest if he chooses to pursue the matter.

Increase in Sports Park Security Costs – Bexar County off duty officers requested an increase to monitor the Sports Park from \$22.00 to \$25.00. The BOD approved increase with detailed duties. Subject of moving Recreation Department to a modular office to the Sports Park was bought up and an analysis was brought to the Board by Rick for consideration.

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

ACTION Items – Communication Items for Newsletter/WC Alert: The deadline for articles for the July/Aug/Sept newsletter will be June 1st.

Adjournment: There being no further business before the Board, the meeting adjourned at 9:41 p.m.

**This issue of the Westcreek Times is interactive.**  
Go online to the current issue through our website  
[villagesofwestcreek.com](http://villagesofwestcreek.com) and view the PDF version.  
Scroll over different sections to become interactive!



# 7 CALENDAR OF EVENTS

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.

## JULY

**Friday 3rd - 4th of July Observed  
(Office Closed)**

**Tuesday 7th - ARC Meeting 4:30pm**

**Thursday 9th - Senior Fun Day  
9:30am-10:30am**

**Tuesday 14th - ARC Meeting 4:30pm**

**Thursday 16th - Board of Directors  
Meeting 6:00pm**

**Tuesday 21st - ARC Meeting 4:30pm**

**Tuesday 21st - Senior Fun Day  
9:30am-10:30am**

**Tuesday 28th - ARC Meeting 4:30pm**

## AUGUST

**Tuesday 4th - ARC Meeting 4:30pm**

**Saturday 8th - Rummage Sale  
Sports Park 7am-Noon**

**Tuesday 11th - ARC Meeting 4:30pm**

**Tuesday 13th - Senior Fun Day  
9:30am-10:30am**

**Tuesday - 18th ARC Meeting 4:30pm**

**Thursday 20th - Board of Directors  
Meeting 6:00pm**

**Monday 24th - NISD School Starts**

**Tuesday 25th - ARC Meeting 4:30pm**

**Tuesday 25th - Senior Fun Day  
9:30am-10:30am**

## SEPTEMBER

**Tuesday 1st - ARC Meeting 4:30pm**

**Monday 7th - Labor Day  
(Office Closed)**

**Tuesday 8th - ARC Meeting 4:30pm**

**Thursday 10th - Senior Fun Day  
9:30am-10:30am**

**Tuesday 15th - ARC Meeting 4:30pm**

**Thursday 17th - Board of Directors  
Meeting 6:00pm**

**Tuesday 22nd - Senior Fun Day  
9:30am-10:30am**

**Tuesday 22nd - ARC Meeting 4:30pm**

**Tuesday 29th - ARC Meeting 4:30pm**

## OCTOBER

**Saturday 3rd - VWOA Office Open  
9am-Noon**

**Tuesday 6th - ARC Meeting 4:30pm**

**Thursday 8th - Senior Fun Day  
9:30am-10:30am**

**Tuesday 13th - ARC Meeting 4:30pm**

**Thursday 15th - Board of Directors  
Meeting 6:00pm**

**Tuesday 20th - ARC Meeting 4:30pm**

**Tuesday 27th - Senior Fun Day  
9:30am-10:30am**

**Tuesday 27th - ARC Meeting 4:30pm**

**Saturday 31st - Halloween**

## 8 Classifieds

**Allen's Painting & Repair** Interior & Exterior. free Estimates Call 210-679-6257

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

**CHEWSA- (Christian Home Educators of West San Antonio)** Home school families in the Westcreek area. Email Ruth at 6wilson@sbcglobal.net for more information.

**Complete Professional Lawn Care** and Tree Trimming. Call Tony at 210-452-7924

**House For Sale in Westcreek** 3300sqft brick w/custom tile, berber carpet, granite/stainless kitchen, granite/slate bath, All new paint & more! 5BR/2.5BA. Upgrade your space today! 210-722-0486

**Its Hot! Let Me Mow!** Weekly, Bi-monthly or just when you need some help. Extremely low rates. Call 693-2154 for estimate.

## 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 up to 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 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.



## CALVARY HILLS BAPTIST CHURCH

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# WV WESTCREEK TIMES

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## *VWOA - A Different Perspective*

By: Michael Wagnon

At the August 2009 Board of Directors Meeting, I had the privilege of seeing over thirty of my fellow homeowners in attendance. Although this meeting took longer than usual to complete, it was refreshing to see these individuals taking time out of their busy schedules to voice their concerns, express their views, and offer their opinions.

Now that I have had some time to examine and analyze the meeting, a few thoughts and ideas have come to mind. All of us know that VWOA is an acronym for Villages of Westcreek Owners Association. I am a fan of good, motivational acronyms. For instance, one of my personal favorites is "TEAM"; Together Everyone Accomplishes More. With this in mind, I would like to offer a new perspective of VWOA.

***"I do not know what your destiny will be, but one thing I do know: the only ones among you who will be really happy are those who have sought and found how to serve. Those among you who will be truly happy are those who have sought and found how to serve."* - Dr. Albert Schweitzer**

With the above quote in mind, the "V" in VWOA represents "volunteerism". During my tenure as a Board Member, I have heard many of my fellow homeowners address this issue. As a Board Member, I salute those who have volunteered their time and expertise to help implement and execute many of the activities and programs offered in the Villages of Westcreek. Volunteerism is a gift that all of us benefit from. It builds pride, personal well-being, and can even be fiscally beneficial to our owners association. I challenge all residents in the Villages of Westcreek to volunteer once prior to the end of this year. The more residents who volunteer, the greater the benefit to us all.

***"Many hands make light work" - Latin Proverb***

With this quote in mind, the "W" in VWOA represents "work". As a Board Member, I work to represent my fellow

homeowners. However, this work is much easier when there are a large number of homeowners who actively participate in the VWOA. Such participation manifests itself in a variety of forms, large and small. The common thread in this is the more "workers" who are involved, the less effort is expended in the creation, implementation, execution, and financing of programs offered by the VWOA.

***"Any human anywhere will blossom in a hundred unexpected talents and capacities simply by being given the opportunity to do so". - Doris Lessing***

With this quote in mind, the "O" in VWOA represents "opportunity". All of us would like to see the Villages of Westcreek be a neighborhood that is not only desirable to reside in, but also an association that provides programs and facilities in which we can participate and utilize. The process of determining program offerings, facilities that will be needed, and how to best utilize them provides a plenitude of opportunities to be involved within the VWOA. All of us have the opportunity to run for a spot on the Board of Directors, request to serve on a committee, coach in one of our many recreational programs, or assisting with a VWOA event. You will never know what hidden talent you may discover if you do not take the opportunity to participate.

***"Good intentions are not good enough... ultimately we are measured by our actions". - Unknown***

With the above quote in mind, the "A" in VWOA represents "actions". I realize that many of the homeowners in the Villages of Westcreek disagree with the decisions and policies rendered by the Board of Directors, but without input or participation from our homeowners no changes can be instituted. Actions truly do speak louder than words. The more members who actively become involved in the programs and affairs of the VWOA, the more effective our staff and Board will become in creating, implementing, and executing policy and programs that benefit all members of the VWOA. I thank you for your time and attention to my different perspective of the VWOA.

**V = Volunteerism W = Work O = Opportunity A = Actions**

## 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 E-mail:** [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

**Board Members E-mail:** [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

**Staff E-mail:** [staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

**Board of Directors:**

President - Rick Severs

Vice President - Vacant

Secretary - Liliane Castillo

Asst. Secretary - Cornel Hoskins

Treasurer - Michael Wagnon

**Staff:**

Elizabeth Jensen, Community Manager

Oswald Willis, Assistant Community Manager

Kenneth Lemanski, Superintendent of Standards

Jeremy Fewell, Superintendent of Parks and Recreation

Grace Briggs, Administrative Assistant

Kimberly Birchfield, Administrative Assistant

Derrick Foyle, PT Administrative Assistant

Al Machail, Coach

Freddie Gavia, Superintendent of Maintenance

Mike Ransom, Pavilion Attendant

**Committees & Chairs:**

Architectural Review, Marshall Geasler

**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 four times in 2010. The newsletter publication dates will be January/March, April/June, July/September, October/December. Submissions for the January 2010 issue are due December 1, 2009. Items of interest for publication should be submitted to: VWOA, 12395 Military Drive West, San Antonio, TX 78253

## Presidents Corner

*By: Rick Severs*



As this newsletter goes to press many important things are happening in the VWOA. The fence project, after a slow and rocky start, is finally making great progress. I would like to say a special thanks to those who have responded and have repaired

their fences so that our maintenance crew could get them stained while the weather cooperates. Also a very special thanks goes out to our maintenance crew headed by Mr. Freddie Gavia and standards staff headed by Mr. Ken Lemanski, who have worked well together in coordinating this ongoing effort.

The 2010 budget is being prepared and finalized. The Budget Planning Committee of three individuals, consisting of two bookkeepers and VWOA homeowners, and our Board Treasurer, has thoroughly gone through the current budget, scrutinized the expenditures, re-evaluated the utilities expenses, and is proposing a budget that encompasses some cuts in spending suggested by you, the residents.

The committee recognizes that these are difficult economic times and therefore wishes to get the most efficient and best utilization of the monies generated. The budget process however, will not be completed until the Board has discussed the budget in detail, voted upon and approved it.

We welcome Mr. Ken Lemanski as our new Superintendent of Standards. Ken is no stranger to the VWOA staff as he headed up the old Sports Park Committee in past years. Ken also coordinated our fall Rummage sale at the Sports Park which was a resounding success.

We also welcome our new Superintendent of Parks and Recreation, Jeremy Fewell, who, after some delay, has finally arrived and getting together new ideas and programs for all ages. Please make him feel a warm welcome as he gets settled in his new position. Jeremy is also looking to establish a base of volunteers that he can ask from time to time help him with his exciting new programs.

A contract has been approved to update and improve the information on the website. That contract includes publishing the Westcreek Times, our newsletter, on the website and greatly reduces our mailing and publishing costs. We recognize that there are some who choose not to receive the newsletter by electronic means and for those

### Westcreek Owners Association Assessment Coupon 4TH QTR

**\$70.00 DUE 10/1/2009**

Finance charges applied 11/1/09

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**3** residents, and any new residents, we will have a few printed copies available.

The VWOA Annual meeting has been pushed back to April 2010. The main reason for the change is to try and get the annual audit report out and make it available to you on a timelier basis.

I wish you and your families a season of Happy Holidays and good tidings throughout the coming months.



## Management's Building Blocks

By: Elizabeth Jensen and Oswald Willis



On several occasions homeowners questioned the authority of the Board of Directors and Management. Members of the Board of Directors have a big responsibility and have the legal authority to carry out their roles. Where do they get their authority? Here is some important information that may be helpful in answering your questions. These articles are taken from the Community Association Institute.

[1] Homeowners can maximize the benefits of community association living by better understanding the history, purpose, and function of community associations. A good starting point for homeowners new to community association living is familiarizing yourself with the governing documents that are given to you at the closing of your new home or in the welcome packet that the association provides to our new homeowners; in order to effectively live in and participate in a community association and learn the scope and limit of authority of the association board, management, and service providers. Community Associations derive their basic legal authority for their existence, activities, and actions from various sources including: Federal, State, and local statutes; regulations; and case law. Legal documents unique to the community association that bind the association and its owners, Lender requirements and Standards set by professional bodies. The homeowner will often live close to his or her neighbors, share common facilities, and voluntarily sacrifice certain freedoms, all for the cause of protecting communal property values and reducing nuisances. Reasonable restrictions, consistently enforced over time, will preserve the net value of the community and maintain a high quality of life for residents.

Purpose of a Community Association:

Manage common areas of the property, Manage property interest of homeowners, Provide services to homeowners, develop a sense of community through social activities and/or amenities.

The board manages the community. The board's authority to act on behalf of the association is not, however, unlimited. The

**This issue of the Westcreek Times is interactive!**

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governing documents and sometimes the law grant the board the authority and obligation to act. They also restrict the board's ability to act.

The role of the community association manager is to implement the decision of the board of directors; administer the services, programs, and daily operations of the association within the policies and guidelines set by the board.

[2] "Members of the homeowners association have two responsibilities, one to themselves and to their individually owned property and one to the association and the community concept. Apathy by individual members can render the association ineffective and can destroy the community concept. To maintain the quality of life that accompanies a well-maintained residential community, each individual member must do his or her part. The success of the homeowners association will depend on how well each member meets and keeps the responsibilities that are established by the covenants creating the overall community concept."

[1] Community Association Living, (CAI)

[2] The Homeowners Association Manual, by Peter M. Dunbar, ESQ.

**Randolph Brooks Federal Credit Union Membership**

Randolph Brooks Federal Credit Union recently accepted the Villages of Westcreek Owner's Association under their umbrella of members. Therefore, all residents of the Villages of Westcreek are eligible to become a member of the Randolph Brooks Federal Credit Union.



## Parks & Recreation Department

*By: Jeremy M. Fewell*

I am looking forward to working with the Villages of Westcreek Team and the citizens of this great community. I will serve as your Superintendent of Parks and Recreation. I would like to say I bring an extensive recreation experience to the Villages of West Creek and its citizens, my past experience includes Indy Parks and Recreation as an aquatic supervisor, Kokomo Parks and Recreation as a recreation programmer, assistant manager of pool, head guard and lifeguard. I have also worked in many capacities for the YMCA as I worked part time early in my career at both the Lafayette Family YMCA and Kokomo Family YMCA both in Indiana respectively. I have a BS degree in Youth, Adult and Family Services from Purdue University. In addition to this, I have spent many hours on a pool deck as a head high school swim coach, head middle school coach, club coach, and recreational league coach. I as well have an interest in flying and have my private pilot's license.

I am looking forward to developing a full array of recreational programs for the community and will welcome any suggestions that you may have for the development or improvement of the recreational programming here at the Villages of Westcreek. I will in the very near future look forward to putting together a program guide that will incorporate all of the ongoing programs here within the Villages of Westcreek and new programs that will be added for the community.

One of the most significant factors in the success of any program is its volunteers. I would welcome any citizen within the Villages of Westcreek to stop by and speak with me if they would be interested in volunteering for our department. I would like to establish a park board to oversee and discuss the future of the parks and programming and maybe you would like to serve in this capacity. You may want to spend time working as a youth coach and working with the children of the community to develop the fundamentals needed to play a certain sport or activity. You may have a skill set that could be utilized to teach a class to the community. You may enjoy preparing and planning for large activities. I could continue on, however, all programs take the citizens like you to make it work. I would like to thank those who have worked as volunteers in the past and as well to those who will work as volunteers in the future.

Once again, I look forward to working with the citizens of Westcreek to help enhance the quality of life through well maintained parks, recreation facilities, programs and services. Please stop by and introduce yourself and feel free to contact me via phone or e-mail. I am always excited to meet with those to which I serve.



*The addition of the new bench in the sports park was donated by Mr. Charles T. Harms in memory of his wife Inge Harms.*



## Westcreek Swim Team

We have had an outstanding season with 92 swimmers and their families participating. As our Westcreek Swim Team is a parent run program it takes a lot of cooperation and a lot of volunteerism to make our season happen. Every family took a part in making this the best season yet! We had four swim meets this season against Dominion, Misty Oaks, Braun Station and Colonies. We won three of our four meets. The only reason why we lost our last meet is because so many families and swimmers were on vacation only 2/3rds of our team swam in that meet. Our coaches Drew Rodriguez and Martha Gonzalez did outstanding jobs with the help of many assistants to coach this large number of kids. We had a record number of high ranking swimmers at Divisional meet and 24 swimmers made it to the All Stars. All Stars were determined by the top 8 swimmers in each age event from all the summer swim league times Northside and Northeast combined. We are very proud of our team and all our swimmers accomplished.





## Safety Is Everyone's Business

By: Ken Lemanski

One of the most common concerns I have heard here in Westcreek is the crime problems we have here. As a community we are not immune to what is occurring in our own area or outside of Westcreek. We currently live in one of the fastest growing areas of the country! With this growth and discovery by others, we are going to see an increase in crime, because this is also an increase in opportunity for the criminal element.

What can you do to decrease this opportunity? Is your home inviting to a criminal? Do you keep valuables in plain site on the front seat of your car? Does the front of your house look like a small jungle? Is your address easily readable for emergency services to see? These are all minor things we can do to decrease the opportunity for crime at our homes.

The other things we can do are getting involved before something happens. The Cellular on Patrol Program here in Westcreek is seeking more volunteers to train and participate in the program. We are currently seeking to appoint one village coordinator for each village. Several residents have also expressed an interest in starting a Neighborhood Watch Program for their street or village.

If you are seeking more information on the Cellular on Patrol Program contact David Panter at 274-5599. Deputy Garcia of the Bexar County Sheriff's Office will be present at the Villages of Westcreek Health & Safety Fair on Saturday, October 17, 2009 at the Community Center. Please come and see him if you are interested in starting a neighborhood watch program.

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

Movie in  
The Park  
October 17, 2009  
@ 7:00pm



Bring your blankets and sit down under the stars and enjoy a movie with your family on the large screen right here in your own Sports Park.

This event is free to Westcreek residents.  
It's all the fun of the Drive-In, without the cars!

## Villages of Westcreek Safety Day

**When: October 17, 2009**

**Where: Westcreek Community Center**

**Time: 9am – 1pm**

**Address: 12395 Military Drive West  
San Antonio, TX 78253**

The following agencies were asked to participate.

Academy Sports

Acadian EMS

Air Force Village

Air Life

American Red Cross

BC Fire Marshall/Emergency

BCSO Crime Prevention

Christa Santa Rosa

Geronimo Village Volunteer Fire Dept.

Randolph Brooks Federal Credit Union

Spectrum Health Club

Walgreens

Walgreens will be hosting a flu shot clinic. The cost for the Flu Shot is \$25.00. They will also accept insurance.

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## Fall Gardening Chores within a Drought

By: Liliane Castillo, Bexar County Master Gardener

It has been a hot summer and most of our yards are showing it. Now is the time to assess what survived, what did not and what is worth replacing.

If your St. Augustine lawn is brown in all or part; most likely it is brown patch or dead. It will need to be treated and/or replaced with new grass. If you feel it was too costly and time-consuming to maintain this past summer; consider replacing it with mulched beds, pavers/paths or another attractive hardscape. Also consider using drought-tolerant shrubs or perennials which would be a much better choice and consume less water.

The trees will be showing signs of drought as well. Early dropping of the leaves will be one sign. It is not a death sentence, rather than a survival mechanism. A Semi-Evergreen, such as Monterey Oak is a good alternative replacement tree that is Oak Wilt Resistant. Crape Myrtles stood up really well and still managed to bloom and bring color to our landscapes. Many of the Hollies will be experiencing some browning branches. They can be trimmed back, fertilized and usually recover.

Lantana's, now available in many colors, made it through the drought quite well and should be considered a staple in your

landscape. Plumbago, Skullcap, Mountain Laurel, Salvia-greggi, Esperanza, Cenizo Sage, Mexican Oregano and Knock-Out Roses are all examples of sturdy plantings that can replace empty spaces in the yard this fall. Make sure your plantings are for Zone 8a and 8b and are for our soil conditions (alkaline): better yet, utilize the natives.

Apply Winterizer fertilizer on you lawns starting at the end of September. This same fertilizer can be used on your shrubs and trees; especially the evergreens that perform all year round. Don't forget to mulch at least three inches to retain moisture and protect the root systems of all plants and trees throughout our winter.

For more lists of plantings and landscape ideas visit these websites: [www.saws.org](http://www.saws.org), [www.bexar-tx.tamu.edu/HomeHort/MasterGardener](http://www.bexar-tx.tamu.edu/HomeHort/MasterGardener), [www.bexar-tx.tamu.edu/index](http://www.bexar-tx.tamu.edu/index)

Listen to a live broadcast of the "Garden Show" with David Rodriguez and Bill Rohde on WOAI 1200 AM every Saturday morning, between 8:00 and 11:00 AM, and call in with your gardening questions at (210) 737-1200 or 1-800-383-9624. Feel free to listen "Live" on the web and visit the gardening page at: [www.radio.woai.com/pages/homeandgardenshow](http://www.radio.woai.com/pages/homeandgardenshow) Check it Out!

Did you Know? Governor Perry signed a bill into law on June 16, 2009 that will recognize the third week in October as Texas Native Plant Week!



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**VWOA  
Wishes  
You A Safe  
& Happy  
Holiday  
Season!**

**Thank You  
For Another  
Great Year.**

**We Are  
Looking  
Forward to  
Serving You  
In 2010!**



## Westcreek Rummage Sale Was A Huge Success! Thanks!

The following is a list of resident volunteers who all helped in some way to make this one of the most successful Rummage Sales for the Villages of Westcreek.

Diana Rocha, Laurie Foster, Renee Hayes, Prescilla Velasques, Karis Calara\*, Celia Ozuna\*, Daphne Briggs\*, Rebecca Lemanski, Elizabeth Lemanski, and Cynthia Lemanski.

\* Junior Honor Society Volunteers from Luna MS.

Employees: Grace Briggs and Kim Birchfield.



### We're Going Green!

We're committing to going green and saving our valuable natural resources. Just one ton of recycled paper saves 17 trees and 7,000 gallons of water. We believe our natural resources are important to the community and would like to do our part to save them.

The association will no longer mail the newsletter but will make it available on-line through our website or distributed through e-mail. If you would like to receive the newsletter via e-mail please provide us with your current e-mail address at [newsletter@villagesofwestcreek.com](mailto:newsletter@villagesofwestcreek.com)

If you do not have access to a computer please come by or call the office and we will be happy to provide you with a copy. Thanks for helping us in reducing our carbon footprint and providing a healthy earth for future generations!

## VWOA Office Closed On

**Monday, October 12**

*Columbus Day*

**Wednesday, November 11**

*Veteran's Day*

**Thursday, November 26**

*Thanksgiving Day*

**Friday, November 27**

*Day After Thanksgiving*

**Thursday, December 24**

*Christmas Eve*

**Friday, December 25**

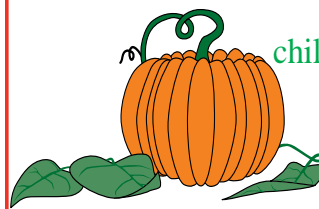
*Christmas*

**Friday, January 1**

*New Year's Day*

*A family of God serving families for God*

## **Calvary Hills Baptist Church**



We welcome you and your children to our **FREE Harvest Fest**

**Oct. 31, 6:30-8:30 pm**

**Wear a costume and enjoy**

**Hot Dogs, Games, Candy**

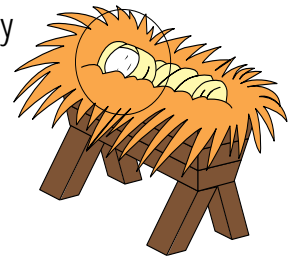
Enjoy the precious Christmas story  
Sunday, Dec. 13, 6:00 pm

**Rise Up!**

**A New Light A-Comin'**

with a live orchestra

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

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

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

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# 8 Board of Directors Meeting Minutes

## **Regular Meeting of the Board of Directors Thursday, May 21, 2009**

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

**Staff** – Elizabeth Jensen, CM; Oswald Willis, Standards Coordinator; Chris Dietrich, Maintenance Supervisor.

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

**Residents:** Duane Bailey, Elaine Maurer, John Steele.

**Residents'/Guests' Forum:** One resident spoke to the Board on reconsidering grand fathering in Karate students that are not VWOA residents. Another resident voiced her concerns on the website not being updated frequently enough. Another resident voiced his concerns with the fence project.

**Minutes:** The Regular Meeting minutes for April 16, 2009 were read and approved 4-0 as corrected.

### **Community Reports**

VWOA ARC/Standards: Mr. Willis, Standards Coordinator, provided graphs on property improvements and follow-up inspections in the Board Packet and answered questions from the Board. Oswald briefed the Board on the COP meeting that was held May 13th. Mr. Willis presented the summary of data collected on the speed humps study provided by Bexar County Infrastructure Department. Oswald spoke on the hog issue; they have migrated to Highpoint and The Gardens. The Board requested to get quotes on hog trappers.

**Maintenance Department:** Mr. Dietrich, Maintenance Supervisor, provided his report in the Board Packet. He reviewed his budget, and report and answered questions from the Board. Chris spoke on the completion of the tot lot; the installation of a new piece of play equipment and new fence that encloses the tot lot. He mentioned obtaining a timer for the tree lights and power source for the vent fans in the pump room at the Sports Park pool; Davila Electric will be installing timer and power source for fans. Board approved erecting a cable fence at the end of Point Breeze to keep four wheelers and dirt bikes from going back in the greenbelt area. Board asked Mr. Dietrich to get an estimate from Walk in the Park on moving the tot lot next year.

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

**Management Report:** The CM updated the board on the

completion of contracts and payments made to Dumas Hardware for Sports Park Pool doors and Recreation Consultants of Texas for new play equipment. CM updated the Board on the Contract with Community Pool Management for additional services consulting for pool activities. After some discussion and explanation the management report was accepted.

### **Unfinished Business**

Streets in High Point/ Streets not taken over by Bexar County- Discussed a Reserve Account to be set up for the streets in The Gardens. Determination of amount and schedule (monthly, quarterly, annually) to be set. Board requested 3 quotes from Paving Companies to determine cost.

Fence Project - Mr. Severs reviewed and explained the changes to AR31 and AR32. AR31 Rescission of AR17 was approved 4-0. AR32 Fence Maintenance on Major Roads was approved 4-0.

Highpoint #4 Annexation- Attorney has not said anything else on this matter.

Tot-Lot Update on Status- Chris update Board on completion of Tot-Lot.

Dog Issues at Sports Park- Mr. Willis updated the Board on the Pit Bull petition results, 233 petitions have been submitted. The Board requested to keep the petitions available to HO for one year.

House Rental- CM updated the Board on the rental property, the lease has been signed and the 1st month's rent has been collected. Insurance on the house has also been obtained and in effect.

### **New Business**

Nominating Committee – Mr. Severs suggested to stay with 4 members of the Board of Directors due to time frame before next annual meeting. The Board all agreed.

Decision on Greenboro Homes – Waiting on quotes from landscaping companies to maintain area behind backyard fence line.

Community Center Landscaping – Lil is in the process of developing a design. Funding to be determined.

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

**ACTION Items** – Communication Items for Newsletter/WC Alert: The deadline for articles for the July/Aug/Sept newsletter will be June 1st.

**Adjournment:** There being no further business before the Board, the meeting adjourned at 8:49 p.m.

## **Regular Meeting of the Board of Directors Thursday, June 18, 2009**

### **Attendees**

Board Members – Rick Severs, presiding; Cornel Hoskins,



Liliane Castillo, and Michael Wagon.

**Staff** – Elizabeth Jensen, CM; Oswald Willis, ACM;

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

**Residents:** David Daniels, Charles Harms, Duane Bailey, John Steele.

**Residents'/Guests' Forum:** The residents spoke to the Board on the following: one resident requested authorization to donate a monument to the Sports Park in memory of his wife. Another resident voiced his concerns and suggestions on several issues: Cost of Newsletter – posting on website verses printing, Oktoberfest- liabilities, Landscaping – rock verses grass, Overflow Parking Lots – Asphalt verses base, I.D. Cards - Slide cards verse current system. Another resident requested the board to reconsider grand fathering in the 4 karate students that live outside of Westcreek. Another resident voiced his concerns with the Fence Project-The letters sent out did not have date on last page, spoke on definition of maintenance, disagreed with the homeowners portion of responsibility. The Board listened to each homeowner and took their reported concerns and suggestions under consideration.

**Minutes:** The Regular Meeting minutes for May 21, 2009 were read and approved 4-0 as corrected.

### Community Reports

**VWOA ARC/Standards:** Mr. Willis, Superintendent of Standards, provided graphs on property improvements and follow- up inspections in the Board Packet and answered questions from the Board. Oswald informed the Board fence project letters were mailed to homeowners. Spoke on road repairs that were completed by Bexar County Public Works. Major road work will start June 22 on Kingsbridge at Kintbury. Mr. Willis updated the Board on the Pit Bull Petitions, Spoke on the wild hog situation and his meeting with Robert Goins from Texas Hog Trappers.

**Maintenance Department:** Elizabeth Jensen, Community Manager, updated the Board on the following maintenance projects: New stop signs installed at the entrance and exit points at the Sports Park overflow parking lot. The wooden fence on Westcreek Oaks at the CPS Easement has been rebuilt and stained. The “Welcome to Villages of Westcreek” sign has been repaired and repainted after been vandalized. Davila Electric installed power source and wired exhaust fans at pool #1 pump room, installed manual timer for tennis and basketball courts and installed a timer for park tree lighting system. Staff working on monuments.

**Treasurers and Finance Committee's Report:** The CM briefed the Board on the financials. Answered the Boards questions on individual line items; The Board unanimously

accepted (4-0) the report for filing and audit.

**Management Report:** The CM updated the board on completed maintenance projects, personnel changes Derrick Foyle going to Part-time Administrative Assistant and Kim Birchfield going to Full-time Administrative Assistant; contracts, facilities control. Quotes received for phase I of CC landscaping project. After some discussion and explanation the management report was accepted 4-0.

### Unfinished Business

Streets in High Point/ Streets not taken over by Bexar County- Streets in Wynnwood and The Estates have still not been taken over by Bexar County due to punch list has not been completed by builders. Mr. Willis spoke with David from Bexar County Public Works and roads in High Point are scheduled to be taken over in April 2009. Discussion of Reserve Account created for streets owned by VWOA, Oswald will requests for bids to determine costs to seal streets in The Gardens.

Discussion on the dollar amount to place on the upkeep of draw area behind Greenboro homes, Amount of \$15,000 was discussed. Oswald suggested sending a letter to those homeowners whose properties backup to the draw area; inviting them to the Community Center for refreshments and to discuss their responsibilities and to bring their survey plots. The Board requested Oswald to draft a letter to send to these Greenboro homeowners.

Community Center Landscaping – Lil reviewed the Community Center Landscaping design she developed.

### New Business

**Website -** The Board, CM and ACM discussed the time line for keeping the website current.

**Pool-The** CM updated the Board on swim lessons start date June 22, Community Pool Management has been contacting HO on classes offered and times.

**The Next Meeting:** The next Regular meeting will be held on Thursday, July 16, 2009 at 6:00 p.m. at the Community Center Conference Room.

**ACTION Items** – Communication Items for Newsletter/WC Alert: The deadline for articles for the Oct/Nov/Dec. newsletter will be September 1st.

**Adjournment:** There being no further business before the Board, the meeting adjourned at 7:42 p.m.

### Regular Meeting of the Board of Directors Thursday, July 16, 2009

#### Attendees

Board Members – Rick Severs, presiding; Liliane Castillo, and Michael Wagon.

**Staff** – Elizabeth Jensen, CM; Oswald Willis, ACM; Ken Lemanski, Superintendent of Standards; Freddie Gavia, Superintendent of Maintenance

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

**Residents:** Duane Bailey, Cheryl Drupiewski, G. Besecker, Lanell Forshey, George & Paula Roberts.

**Residents'/Guests' Forum:** The residents spoke to the Board on the following: one resident voiced her dissatisfaction on a courtesy notice she received. Another resident voiced her concern on the turn around time for the end of year audit to be completed. Another resident asked when Elizabeth's 90 day probation was up. The Board listened to each homeowner and took their reported concerns and suggestions under consideration. Mr. Severs explained to the homeowners the Community Center Phase I Landscaping Project due for completion in September 2009.

**Minutes:** The Regular Meeting minutes for June 18, 2009 were read and approved 3-0.

#### Community Reports

VWOA ARC/Standards: Mr. Lemanski, Superintendent of Standards, provided graphs on property improvements and

follow-up inspections in the Board Packet and answered questions from the Board. Ken informed the Board on the completion of the Newsletter delivery July 15, by the Standard Monitors. Notified the Board of interviews he has set up for next week for two Standards Monitors. Ken informed the Board that he was assigned by the CM to head up the Rummage Sale and is the process of recruiting volunteers. Ken is also working on Health/Safety day scheduled for October 17, 2009. Walgreens will come to the Community Center and set up a flu shot clinic at \$25.00/shot as a service to the community. The Board approved 3/0.

**Maintenance Department:** Elizabeth Jensen, Community Manager, updated the Board on the following maintenance projects: CM met with Tracy Suberg from Suberg Electric on the underwater pool lights at the Sports Park. Two new light fixtures were replaced and they separated pool lights, cabana and fan lights onto separate breakers. Entrance fence to the Gardens has been stained and looks good. Villarreal Landscaping started the planting of trees for the Phase I CC Landscaping Project. Maintenance staff has instituted early morning watering on Wednesday for monuments and Sports Park, they are watering between 6:00 am - 8 am.

**Treasurers and Finance Committee's Report:** The CM briefed the Board on the financials. Answered the Boards

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The Market Snapshot summarizes the market conditions in an area. You are getting real-time data from the San Antonio Multiple Listing Service. Have you ever wanted to know how homes are selling in your area? Are prices stable? Are they rising or falling? You can use this report on your current home or you may want in-depth information on a home purchase you are considering. The report will provide you with a wealth of information to include: specific property details of homes for sale or what they sold for; charts; and market pricing details (Asking vs Selling Price, Time on Market, Number of Homes.) It also provides Community and School information. The best program I have ever seen in my 16 years of selling real estate and it's free.



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# CALENDAR OF EVENTS

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.

## OCTOBER

Saturday 3rd - VWOA Office Open  
9am-Noon

Tuesday 6th - ARC Meeting 4:30pm

Thursday 8th - Senior Fun Day  
9:30am-10:30am

Monday 12th - Columbus Day  
(Office Closed)

Tuesday 13th - ARC Meeting 4:30pm

Thursday 15th - Board of Directors Meeting 6:00pm

Saturday 17th - Safety Day 9am-1pm Com. Cent.  
Movie in the Sports Park 7pm-9pm

Tuesday 20th - ARC Meeting 4:30pm

Tuesday 27th - Senior Fun Day  
9:30am-10:30am - ARC Meeting 4:30pm

## NOVEMBER

Tuesday 3rd - ARC Meeting 4:30pm Tuesday 10th -

ARC Meeting 4:30pm

Wednesday 11th - Veteran's Day  
(Office Closed)

Thursday 12th - Senior Fun Day  
9:30am-10:30am

Tuesday 17th - ARC Meeting 4:30pm

Thursday 19th - Board of Directors Meeting 6:00pm

Tuesday 24th - Senior Fun Day  
9:30am-10:30am - ARC Meeting 4:30pm

Thursday 26 - Thanksgiving  
(Office Closed)

Friday 27 - Day After Thanksgiving  
(Office Closed)

## DECEMBER

Tuesday 1st - ARC Meeting 4:30pm

Tuesday 8th - ARC Meeting 4:30pm

Thursday 10th - Senior Fun Day  
9:30am-10:30am

Tuesday 15th - ARC Meeting 4:30pm

Thursday 17th - Board of Directors Meeting 6:00pm

Tuesday 22nd - Senior Fun Day  
9:30am-10:30am

Tuesday 22nd - ARC Meeting 4:30pm

Thursday 24 - Christmas Eve  
(Office Closed)

Friday 25 - Christmas Day  
(Office Closed)

Tuesday 29th - ARC Meeting 4:30pm

## JANUARY

Friday 1st - New Years Day  
(Office Closed)

Tuesday 5th - ARC Meeting 4:30pm

Tuesday 12th - ARC Meeting 4:30pm

Thursday 14th - Senior Fun Day  
9:30am-10:30am

Monday 18th - Martin Luther King Day  
(Office Closed)

Tuesday 19th - ARC Meeting 4:30pm

Thursday 21st - Board of Directors Meeting 6:00pm

Tuesday 26th - Senior Fun Day  
9:30am-10:30am

Tuesday 26th - ARC Meeting 4:30pm

questions on individual line items; The Board unanimously accepted (3-0) the report for filing and audit.

**Management Report/Recreation Report:** The CM updated the board on maintenance projects, swim activities, personnel, and facilities Control. ACM updated the Board on Recreation activities; Soccer Program ended June 3rd. Summer Volleyball and Tennis lessons are starting in August. After some discussion and explanation the management report was accepted 3-0 with corrections.

### Unfinished Business

Discussed Greenboro homes situation, no response from Mr. Leonard as of yet. Letters to be mailed to Greenboro homeowners inviting them to attend meeting.

Discussed cost of rejuvenating process for streets in The Gardens, approximately \$3,000.00. Board approved contract 3/0 to start immediately. Expense to be applied to Street Sweeping 8230.05 and Parking/Street Repair 8320.06.

Reserve Account - (Capital Improvement) Board approved 3/0 to transfer \$5,000.00/month from Operating Account into our Reserve Account Capital Improvement with the stipulation if funds are not available in any particular month the CM can request the transfer not be made for that month. To start August 1, 2009.

### New Business

Website- George and Paula Roberts spoke on the website and the different options available e-mail communication, designed newsletter, surveys. Cost for this service is \$1,800/year. Website to be updated weekly, contact person to be Oswald Willis. Oswald was asked to draft a cost analysis on our website.

Phase 1 & 2 of CC Landscaping - Lil explained design for Phase 2, design of gazebo 15x15, not a permanent structure to be placed behind CC. Front of CC she spoke on plant materials, wall structure and monument. Board asked Lil to draft a drawing for Phase 2 of the CC

Pool Activities, dates, hours, rates for activities-Board discussed water aerobics and adult lap swim, rates for these activities comparable to Northside ISD and City of San Antonio. Possibility of extending pool hours until 10:00 pm if there are no pool parties scheduled. Discussed the purchase of pool furniture; Mr. Severs said he would contact Kim Kolowicz who works for a pool furniture company for a cost/product list and forward the website address and price list to the CM.

**The Next Meeting:** The next Regular meeting will be held on Thursday, August 20, 2009 at 6:00 p.m. at the Community Center Conference Room.

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

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

## Classifieds

**Abe's Computer Repair & Sales:** Virus removal, laptop screen replacements, upgrades, data recovery, memory upgrade & photo digitizing. Please call 210-682-2235

**Allen's Painting & Repair Interior & Exterior.** Free Estimates Call 210-679-6257

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

**Complete Professional Lawn Care and Tree Trimming.** Call Tony at 210-452-7924

**Home RENT or BUY in Westcreek:** 3300sqft brick w/custom tile, berber carpet, granite/stainless kitchen, granite/slate bath, All new paint & more! 5BR/2.5BA. Upgrade your space today! 210-722-0486

**Is it time to get your house in order?** An organized space can improve your life in so many ways. Start with one room or one closet at a time. You have the flexibility to ask for as much or as little help as you need. Have you heard of FREESTYLE? It's an organization plan that uses only what you already have. Call me for your free consultation or to answer your questions. TO GET YOUR HOUSE IN ORDER Call Pam 679-0671

**It's Hot Out - Let Me Mow!** Very reasonable rate. Fence repair and other odd jobs. Call 693-2154 for a free estimate.

**MOMS Club of San Antonio SW Chapter:** Join Westcreek moms & kids for fun activities. See [www.momsclub.sa.sw.4t.com](http://www.momsclub.sa.sw.4t.com) or call Heather at 858-9568

**Mom's House Cleaning:** Free estimates, high quality, low prices. Military & Senior Citizens discounts. Call 380-8066 or visit us at [momshousecleaning.com](http://momshousecleaning.com)

**Sales Reps Needed:** Earn extra money. For more information call 210-592-1271 or visit [www.ardyslife.com/wilson99](http://www.ardyslife.com/wilson99)

## 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 up to 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.