



VWOA Annual Picnic

RAIN...RAIN GO AWAY...

And It Did!

The 2013 annual VWOA Picnic managed to squeeze in between the rain storms. The fields were a little muddy but everyone had a great time. The Human Hamster Balls and the Pony Rides were big hits as always! Lots of vendors, good music and over 1600 plates of BBQ were served. Who could ask for more?



To stay updated on community events and information, go to our website: www.villagesofwestcreek.com and sign up for our free email service. You can also find us on Facebook!



President's Message

by John Steele
President, VWOA Board of Directors



The summer is upon us, and I hope you have the opportunity to enjoy the time with your family and friends. Please follow the SAWS water restrictions with regard to your lawns. The drought is no excuse to allow your yard to go to weeds or totally devoid of all grass. Consider xeriscaping which combines ground cover with rock, gravel, flagstone, wood chips, or mulch that can present a very attractive appearance. Before you begin installing a xeriscape yard, read the process for approval of a xeriscape yard in your Standards for Architectural Design and Property Maintenance. This document can be found online on our website or by stopping in the Community Center to get a copy. Homeowners must have approval for installing a xeriscape yard by the Architecture Review Committee before you begin digging up your yard.

The Westcreek community is a great place to live, and I encourage you to get involved in the activities your community hosts for you. Your participation will increase the success of our programs and provide us valuable feedback on the types of programs you come to expect from your homeowners' association. I also highly encourage you to get involved in the management of your community. It is very easy to armchair quarterback the homeowners' association and how your assessments are spent, but it takes leadership and volunteers to make our community work. Your community needs your help to improve our programs and facilities. A great example of our community coming together to improve our facilities was the Boy Scout Eagle Scout Project to improve the appearance of the Clock Tower entrance. Not only did the scout spend incredible effort in planning and executing his project, but homeowners stepped up, grabbed a shovel, and assisted in planting and landscaping the project. This is not the last time Westcreek will be doing this type of project. The intent of your Board is to continue with similar projects at our monuments and other entrances to Westcreek. The first appearances visitors experience when entering Westcreek should be positive, and your Board is trying to accomplish this through a budget restrictive planned process.

As your elected President of your homeowners' association, I implore you to make every effort to pay your assessments on time. A major time commitment by our staff is the tracking of late payments, and typically, our homeowners are running on average between \$60,000 and \$100,000 in late payments every month. Westcreek does not follow a philosophy of

aggressive tactics in payment of these errant assessments. Westcreek does not employ commercial services of debt collectors or excessive legal actions. Homeowners are provided numerous opportunities to pay late assessments before the case is turned over to our legal attorneys for settlement. Before the case is turned over to our attorneys, homeowners are advised the next step is just that and the legal fees the late homeowners will be facing. During this whole process, if you are facing a challenging financial situation and need to work out a plan for payment, please contact the Community Center staff to work this out as soon as you realize you will be late with your payment. Please do not wait until you are facing not only your late assessments, but also additional legal fees on top of those assessments.

Thank you again for living in the best community in San Antonio and being a great neighbor.

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Manager's Minute

by Brenda Tate
Community Manager



This year's Annual Picnic was a roaring success with over 1600 Homeowners in attendance, and was the biggest turnout recorded to date. A huge thank you goes out to all the volunteers who helped set up and clean up after the event.

Elsewhere in this newsletter, are stories about controlling our pets, conserving water, and keeping litter off our streets. Each of us owes it to his or her neighbors to do the right thing. This requires that we know and respect the rules of the community, whether specified by State or County laws, codes, or ordinances, Association Documents or simple common sense, please follow them for the benefit of everyone.

The Pools have opened in all of their glory. If you have small children please be considerate of your neighbors and make sure they are wearing little swimmers that fit and that you are checking them often away from the pool area. One mistake causes the pools to be shut down for twelve hours.

The Villages of Westcreek is one of the largest homeowners' associations (HOAs) in Bexar County.

Because of its size, it takes a longer time to identify all the things that need to be fixed. Therefore, if you see graffiti, trash or anything that is out of order, please call the office at 679-8761. We are doing everything we can to keep our community beautiful and our home values up.

VWOA Maintenance Staff picks up an average of 12 bags (13 gallon) of trash weekly from Westcreek Oaks, Military Drive, Grosenbacher Road and Westcreek View. In addition, they also remove an average of 4 bags (13 gallon) of trash from the Community Park. This is an equivalent to about 50 pounds of trash. Total amount of time spent picking up trash is about 20 hours per week. The time could be used addressing other maintenance issues. The Board of Directors, Management and Staff are asking that the users of the Sports Park deposit trash in the receptacles provided. We are also asking everyone not to leave litter on the streets and to be a responsible pet owner and dispose of your animal waste appropriately.

Thank you for your cooperation regarding these important issues. Keep the Villages of Westcreek a community where we and others want to live. Have a safe and happy Fourth of July holiday.

Happy Summer!



Meredith Wisenbaker
Director
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Standards Reminders

by Adrian Suttles
Superintendent of Standards



Welcome to another remarkable summer in the Villages of Westcreek. We have many great things in and around our community for kids and families to have a fun-filled time. Some of these adventures may include traveling, camping, or spending time at the many bodies of water around us. Some residents will be entertaining guests from out of town as well. If you use or have access to campers, RVs, boats, jet skies, or other recreational vehicles, please be advised of the standards of our wonderful community.

Vehicles of all Types: It is unlawful for any of the following vehicles to block the pedestrian's use of the sidewalk that also includes the driveway apron.

1. Recreational vehicles such as motorhomes, travel trailers, campers, boats and trailers, jet-skis, etc. belonging to residents or



visitors, may be parked at the residence, but no longer than two (2) days before and two (2) days after each trip. For example, if leaving on Saturday morning, the earliest the RV may be parked at the residence is Thursday and if returning on Monday, the RV must be



removed no later than Wednesday. RVs belonging to visitors cannot be used as a guest house on the property or street.

2. Motorcycles & all-terrain vehicles (ATV's)

that are street legal may only be used on public streets. Those that are not street legal may not be driven on public streets, sidewalks, or any common property within the Villages of Westcreek.

3. Trailers or any recreational vehicle may not be: a. placed on residential properties behind the fence if visible from the street; or b. used for storage or residential purposes.

Hope everyone has a safe and exciting summer. Please call the office if you have any questions or concerns.

VWOA Community Info

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: Sat-Sun - Closed; Monday 9am-6pm

Tuesday-Friday 9am-5:30pm; The office will be open
Saturday, July 13, 2013 9:00am to 12:00 pm.

Website: www.villagesofwestcreek.com

Email: board@villagesofwestcreek.com

staff@villagesofwestcreek.com

Board of Directors:

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Publisher - VWOA Board of Directors

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Design and Layout - Paula Roberts

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Advertising In The WC Times

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.

Full page (7.5"wx10"h) \$450 ; Half page (7.5"wx5"h or 3.75"wx10"h) \$250 ; Quarter page (3.75"wx5"h) \$150; Eighth page (3.75"wx2.5"h) \$80.00.

Classified advertisements are \$10 for three lines of text (55 characters per line); additional lines are \$2 each. Ads should be emailed in high resolution color .jpg format to vwoaacm@sbcglobal.net; payment and forms should be dropped off at the VWOA office or mailed to Villages of Westcreek Advertising, 12395 Military Drive West, San Antonio, TX 78253.

The deadline for submission is the 10th day of the month prior to publication. All ads are subject to editing or rejection, and VWOA is not responsible for errors in original copy. For our errors, VWOA liability is limited to running one corrected ad. Neither VWOA nor its Board of Directors endorses any product or service advertised by this publication. Ads will be accepted on a first-come, space available basis. Therefore, all ads shall be submitted and paid for at the time, or put on a waiting list if need be. (Classified ads excluded).



We are a full service veterinary hospital located in the Westcreek Retail Plaza Center, at the intersection of Groesbacher and Potranco Roads (opposite end from Domino's Pizza). Bring this ad in for a complimentary exam on one of your pets - a \$40 value!

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Snack Time

Many kids love helping in the kitchen, especially when they are making a fun dessert that they can share with their family and friends. Here is a super simple treat that makes a fun and festive dessert or snack.



In individual bowls or cups, (preferably red, white, or blue) cut up strawberries into bite-sized pieces. Add some blueberries. Drop a dollop of whipped cream on top.

Garnish with a fresh whole strawberry. Enjoy!

Jesus is Lord

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You Make It ... We Take It!

4th of July Pet Safety

From www.HoustonPetTalk.com

The snap, crackle and pop of fireworks, backyard barbeques and spending time with your family and friends is a Fourth of July tradition. All of the bright lights and noise may be exciting to us, but it can be scary and harmful to our four-legged family members.

The Houston SPCA has a few helpful tips to help keep your pets safe:

- All pets should be microchipped and wear collars and identification tags with current information. Cats should wear a break-away/safety collar. Dogs should wear nylon or leather collars only. Tags should not be placed on training collars or choke chains.
- Keep your pet indoors in a quiet, safe room with plenty of fresh water and give dogs several safe chew toys. Dogs that are crate trained will do better in a crate, while cats will do best in a room they are most comfortable in, with food, water and their litter boxes.
- Frightened outdoor dogs have been known to jump high fences and dig holes to escape the sound of fireworks. Indoor animals should be kept away from large glass windows or doors because they are highly capable of crashing right through when scared.
- Outdoor firework displays can be loud and crowded and not the place to bring your pet. If you stay home, never use fireworks around your pet.
- Pets are safest at home, but if you choose to bring your buddy to a picnic or BBQ, make sure to bring plenty of fresh water, keep your pet in the shade and try to make sure they do not eat table scraps, as too much human food can cause stomach upset. Keep a sharp eye out for bones, because they can splinter if eaten. Keep your pet on a leash, and if your pet is crate trained, bring the crate along as a safe refuge.
- Make sure to keep all alcoholic drinks where your pets cannot reach them. Alcoholic beverages have the potential to poison pets and in severe cases can cause death.
- Keep your pet away from citronella candles, matches, and lighter fluid. If they ingest these products it could cause gastrointestinal irritation and possibly central nervous depression. In addition, do not use sunscreen or insect repellent on your pet that is not specifically labeled for use on animals. Consult your veterinarian for specifics.
- Remember to keep a watchful eye on your pet this Fourth of July weekend and make sure to keep the name and number of your veterinarian and local animal emergency clinic on-hand in case of emergencies.



Classified Ads

Lawns Plus: Call 210-689-0709 for free estimate or a.favella@hotmail.com. Mowing, trimming, mulch, top soil, grass, flower beds, and much more. US Army Retired.



Unwanted Creatures

A friendly reminder to all residents in our community that the outside premises of the property must be maintained in a manner to prevent the spreading of disease and infestation as well as discouraging rodents, snakes, roaches and other disease-carrying pests from encroaching the property.

Any resident that observes unsanitary, dangerous or hazardous conditions, overgrown grass or weeds, debris, etc., behind the fence of neighboring properties, are encouraged to report these issues to the Standards Superintendent at 679-8761. We will not divulge the caller's identity.

Villages of Westcreek Owners' Assessment Coupon

\$78.00 DUE 7/1/2013

3rd Quarter 2013

Property Address:

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VWOA
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San Antonio, Texas 78253**



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