

## REGULAR BOARD OF DIRECTORS MEETING

### AGENDA

Thursday, 7 p.m.

June 28, 2012

Community Center

- 1) **Call to order and Pledge of Allegiance.**
- 2) **Review/approve previous minutes.**
- 3) **Member/Guest Forum.**
- 4) **Department/Committee reports.**
  - a) Recreation Dept.
  - b) Maintenance Dept.
  - c) Standards Dept.
  - d) Community Management Dept.
  - e) Architectural Review Committee
  - f) Finance Committee
  - g) Landscaping Committee
  - h) Nominating Committee
  - i) Communications Committee
  - j) Public Safety Committee
  - k) Sports and Park Committee
  - l) Strategic Planning Committee
  - m) Adhoc By-Laws Committee
- 5) **Unfinished Business.**
  - a) Electronic gates/key cards for sports and recreation facilities proposed get new estimates which include professional installation – Open.
  - b) Greenbelt Wildfire Plan-incorporated into the Strategic Planning Committee. (CLOSED).
  - c) Ad Hoc By-Laws Committee Administrative Resolution – (AR-43)
  - d) \_\_\_\_\_
- 6) **New Business.**
  - a) Oak Wilt Information\_\_\_\_\_
  - b) Boy Scout Pool request\_\_\_\_\_
  - c) News Report on Standards\_\_\_\_\_
  - d) Villages of Westcreek Clean-up Day\_\_\_\_\_
- 7) **Schedule next monthly meeting.**
- 8) **Adjournment.**



*The Villages of Westcreek Owners' Association, Inc.*

*Est. 1994*

**Regular Meeting of the Board of Directors  
Villages of Westcreek Owners' Association, Inc.**

**I. OPEN MEETING:** The Regular Meeting of the Board of Directors was called to order by the President at 7:00 p.m., Thursday, May 17<sup>th</sup>, 2012. The purpose of the meeting was to conduct regular business as identified in the pre-announced Agenda. Meeting minutes for the April Regular Monthly Meeting were reviewed and approved by a vote of 4/0 (Kenneth Fowler was not present).

Board Members Present:

John Steele, President	Richard Gentry, Vice President
Kevin Drummonds, Secretary	Jennifer Castro, Treasurer

Board Members Absent: Kenneth Fowler, Asst. Secretary

Staff Present:

Brenda Tate, Community Manager	Ken Lemanski, Standards Superintendent
Jennifer Bell, Administrative Superintendent	Armondo Villareal, Maintenance Contractor

Members Present:

Derrick Foyle	Bill Fenstermacher	Eugene Hopkins
Guy Oliver	Rick Severs	Barbara Hopkins
Joyce Oliver	Ken Mireles	Ronald Gendron
Cindy Velp		

Guests Present:

None

**II. OPEN FORUM:**

Mr. Steele opened the Member's forum. The following individuals spoke:

- a. Mr. Ronald Gendron stated that many dogs are being walked in the park and the community that are not kept on leashes. Mr. Steele noted that this was a Bexar County ordinance and that anyone witnessing such an occurrence should contact the Bexar County Sheriff's office. **CLOSED.**
- b. Mr. Ken Mireles. Mr. Mireles, a fellow Westcreek homeowner, is running for State Representative for Texas District 117 and asked to say a few words. Mr. Steele stated that neither the Board nor the VWOA endorses any candidates for any of the current elections. Mr. Mireles stated that he understood and briefly explained that he was simply wishing to speak to his fellow homeowners about his qualifications and what he would do to help us solve our local problems. **CLOSED.**
- c. Ms. Cindy Velp. Ms. Velp had several complaints that she needed to be addressed:
  - 1) Furniture in the Community Center is being abused by children while classes are being conducted. Mrs. Tate agreed to look into this (**OPEN**);
  - 2) She was given a courtesy notice for her yard, but was irritated that other yards (worse than hers) are not being addressed. Mr Steele explained that everyone in the community is held to the same standard and that our standards compliance monitors are working hard to ensure everyone is treated fairly and standards are enforced equally for all (**CLOSED**);
  - 3) A sign was allowed for the Boy Scouts, but she was not allowed to put up a welcome home veteran sign. Mrs. Tate stated that all signs on community property must be approved by the Association and that temporary signs are permitted as long as they are approved by the VWOA. Additionally, she was concerned that the VWOA signs and realtor signs are placed everywhere and for a different period of time

than is the standard for homeowners. Mrs Tate and Ken Lemanski confirmed that our sign policy is spelled out in the VWOA CC&Rs and everyone (including the VWOA) is held to the same standard—though there are several informational signs that are semi-permanent that were placed in the community by the Communications Committee and approved by the Board (**CLOSED**);

- 4) She recommended some animal clean-up posts (with plastic gloves/bags) be installed around the community and the park. Mrs Tate and Mr. Lemanski will look into this and make a recommendation to the Board (**OPEN**); and
- 5) She expressed concern about having to pay a fee for use of the pool/pavilion/etc. Mr. Steele stated that these facilities are open to all members in good standing and the only exception is when a homeowner wishes to have the *exclusive use* of a facility. This exclusive use fee is meant to compensate the other homeowners for the denial of their access during this period. This compensation is used to improve the facilities for everyone and to help maintain the facility (**CLOSED**).

### **III. COMMITTEE/DEPARTMENT REPORTS:**

- a. Recreation Department: A written report was provided and is attached to these minutes. The Community Manager requested that an additional \$1000 be added to the annual picnic budget. A detailed list of entertainment and food is included in the report. The request was approved by the Board by a 4/0 vote.
- b. Maintenance Department: A written report was provided and is attached to these minutes. Several questions were raised about the pricing/expenditures for painting the pavilion, fence at sports part, wiring for the lights at Saxonhill and Military Drive West, and Community Center repairs. The Maintenance Contractor and Community Manager identified source of funding and how the estimates were developed.
- c. Standards Department: A written report was provided and is attached to these minutes. Mr. Lemanski recommended the fire wise program and greenbelt wildfire issue be rolled into the Strategic Planning Committee. The chair of the committee agreed and the Board approved the recommendation by a 4/0 vote.
- d. Community Management Department: Mrs. Tate provided a written report and is attached to these minutes. Mr. Drummonds asked if the funds required for the sports park repairs (paint) was part of the reserve study and if those reserve funds were to be used. Mrs. Tate explained that the maintenance budget would fund these repairs.
- e. Architectural Review Committee. The chair of the committee (Mr. Derrick Foyle) briefed on the activities of the committee for the previous month. No questions were raised by the Board.
- f. Finance Committee: Mrs. Castro provided written accrual and cash basis statements. She had not had gotten with the Bookkeeper or the Community Manager yet to familiarize herself with the statements or the state of the finances.
- g. Landscaping Committee. No committee currently exists.
- h. Nominating Committee. No report was necessary as the committee is finished with its business for this year.
- i. Communications Committee. A written report (attached) was provided. Mr. Lemanski briefed on the progress of the Committee.
- j. Public Safety Committee. No report as this committee is not active.
- k. Sports and Park Committee. No minutes of meetings were provided; however, Richard Gentry presented some proposed rules, which were discussed in new business.
- l. Strategic Planning Committee: Nothing new to report, except that the next meeting will be held on June 16<sup>th</sup> at 10 a.m.

### **IV. UNFINISHED BUSINESS:**

- a. Electronic gates/key cards for sports and recreation facilities proposed get new estimates which include professional installation. **OPEN**.

- b. Greenbelt Wildfire Plan. The Board voted 4/0 to incorporate this issue into the Strategic Planning Committee (see paragraph III.(c) above). **CLOSED.**
- c. Fire lanes in the Gardens subdivision. This issue was closed after the Fire Marshall provided final input that the curbs must stay the way they are or they cannot be considered “no parking.” **CLOSED.**

#### **V. NEW BUSINESS:**

- a. Results of meeting with SAWS on easement through the Sports Park. Mr. Steele stated that the SAWS representatives met with the Board to discuss the proposed easement into the Sports Park. The Board requested SAWS reconsider other options for paths through and around the center of the park due to the impact on the community programs and infrastructure. The staff prepared an impact statement for SAWS and coordinated it through our legal counsel to present to SAWS for consideration.
- b. Formation of By-Laws Committee. Mrs. Tate suggested a committee be formed to update the By-Laws to ensure the VWOA is conforming to the new Texas Homeowners law. Mr. Drummonds suggested it be an ad hoc committee, since it would only be necessary for the period that it takes to update the By-Laws. The Board agreed and voted 4/0 to approve the formation of an Ad Hoc By-Laws Committee. Mr. Rick Severs was asked if he would chair the committee and Mr. Drummonds was asked if he would represent the Board on the committee; both agreed. Mr. Steele asked for other volunteers and Mr. Bill Fenstermacher and Mr. Eugene Hopkins volunteered to serve.
- c. Sports Park Rules. The following rules were discussed:
  - 1) No personal BBQ pits in the park. Disapproved (4/0 vote)—The Board felt it was not in the best interest of the community to further limit the homeowners rights in the park in this area. However, it was decided that the BBQ pits be limited to the picnic area of the park and that no propane tanks be permitted under the pavilion (as this is a violation of the fire code). This measure was passed by a 4/0 vote of the Board.
  - 2) Only foam or “whiffle” style golf balls may be used in the park for a member to practice their swing. This issue was amended to state that “only foam or whiffle-style golf balls may be used in the designated area of the park only (specifically, behind the pool—adjacent to the baseball field) for members to practice their swing.
  - 3) Carry the rules of the basketball/tennis courts and other areas of the park be applied to all areas of the Park (in respect to the numbers of guests authorized each member in good standing). The Board voted 4 to 0 to make the rules apply throughout the park.
  - 4) Make park hours 8 am to 10 pm. The proposal was amended to state that the park hours would be from 8 am to 10 pm unless opened by staff. The gates will be locked at all other times. The Board approved the amended proposal by a vote of 4 to 0.
  - 5) The Sports Park Committee also requested that the Board authorize the Committee to allocate \$2846 of the \$4313 raised by the Committee to pay for grass and seed be used on the sports fields. As this money has already been allocated and is outside the budget, the Board approved the measure.
  - 6) Approval for sports park committee to use the basketball court on July 21<sup>st</sup> for a basketball tournament fundraiser. All profits will go into the sports park funds for projects for the park which are approved by the Board. After discussion around this being an exclusive use of the facility, the Board approved an amended proposal, which allows the sports park committee to use the basketball court on July 21<sup>st</sup> for a tournament with 15% of the profits going to the general fund for compensation of the exclusive use.

**VI. The Next Meeting:** The next regular meeting will be held on Thursday, June 21, 2012 at 7:00 p.m. in the Community Center.

**VII. Adjournment:** There being no further business before the Board, the meeting was adjourned at 8:20 p.m.

Written by:

  
Kevin M. Drummonds, Secretary

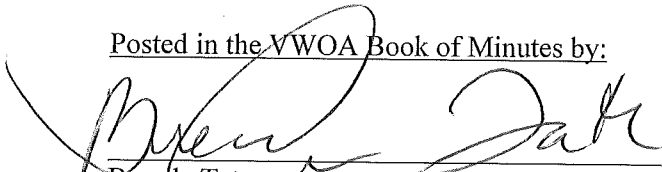
Date: 28 June 2012

Approved by:

  
John B. Steele, President

Date: 28 June 2012

Posted in the VWOA Book of Minutes by:

  
Brenda Tate  
Community Manager  
VWOA

Date: 28 June 2012

## ***PARKS AND RECREATION JUNE 2012 REPORT***

Board Report for May 2012

### **I. Programs/Classes:**

- a. **Olympic Karate** - Class running Tuesday and Thursday 5-7:30pm with 13 participants.
- b. **Lucy's Body Shop – Classes include:**  
Morning Mash-Up- Monday/Wednesday/Friday 9:00 am, Cardio Kickboxing Monday/Wednesday nights @ 6:30 pm and Tuesday/Thursday nights @ 7:30 pm, and a Children's Self-Defense Workshop - 23 participants.
- c. **SMASH (School of Modern Arts, Salsa & Hip-Hop)- Classes include:** Zumba Monday/Wednesday nights @ 7:00 pm, Ballet/Tap/Acro Monday @ 5:30 pm, Hip-Hop Wednesday @ 5:30, Creative Dance Monday @ 5:30 and SMASH registration for June camp- with 45 participants.
- d. **Water Aerobics** – Lucy Young is the water aerobics instructor for morning and evening classes. Registration began in May with 26 participants.
- e. **Swimming Pools**- Both swimming pools officially opened for full summer schedule June 1<sup>st</sup>.
- f. **Swimming Lessons**- Still taking registrations for session 4
- g. **New Program-Volleyball:** 41 participants

### **Events and Programs:**

### **II. May 19, 2012 Annual Picnic**

- i. Over 1000 residents were served brisket, turkey, hot dogs, cookies, and unlimited drinks.
- ii. Air Force Junior ROTC from John Jay and Brennan High School performed
- iii. SMASH, Olympic Karate, and Lucy's Body also performed and highlighted the activities they offer within our community
- iv. Additional activities included: Dunk booth, train, jump house, Bubble Runners, Tumblebus by Powerhouse Gym, Games to You, and a D.J.
- v. The event was our biggest yet and a great success!

### **III. Sports Park Repairs**

- i. Repairs have been completed to the irrigation and lighting systems.
- ii. The fields have been seeded. Please do not cross the barriers set-up to protect the new growth.

### **Upcoming Events**

- IV.** Soccer registration for the Fall season will begin in August.
- V.** Fall Fest October 27. More information to follow.

## Maintenance Monthly Report

For May 2012- Submitted June 2012

Armando Villarreal

### Equipment Maintenance:

- 27 work-orders complete
- Fence on West Creek Oaks has been re-stained where accident occurred to include several other areas throughout subdivision.
- Several lights throughout neighborhood monuments have been repaired and several light bulbs replaced.
- At SP. weeds on over flow parking have been sprayed to include walking track.
- Irrigation and lighting has been repaired at The Forest, we also installed mulch.
- I mowed grass along creek at Sports Park. Mosquitoes were bad we have also been treating standing water with dunks.
- At C.C we installed mulch throughout landscaped beds.

### Projects in Progress

- At SP we are trimming and cleaning along creek once a month.
- Pavilion at S.P will be painted all steel is starting to rust , cost \$200.00 for paint
- Fence at tot lot being painted as well, half done

### Completed Projects and Repairs:

- The Wynwood monuments off Grossenbacher timer was repaired lights not turning off.
- Brush at Talley road has been picked up and dump in dumpsters.
- Clock tower three lights at clock were out replaced cost \$87.00
- At SP grass along creek has been mowed
- Graffiti on fence and column at Military and mail boxes at Vistas, has been removed
- Fence repaired at west creek re-stained.
- Work orders completed except one tot lot request for PVC around play area.

### Future Projects:

- More dirt is needed around picnic area
- Playground needs PVC instead of railroad ties, cost \$987.00
- Repair rain gutter at pavilion

## STANDARDS DEPARTMENT MONTHLY REPORT

From: Kenneth M. Lemanski Sr., MA, CEM., Superintendent of Standards

To: VWOA Board of Directors

Subject: Report for the month of May 2012

Presented to the Board of Directors on June 28, 2012

<u>TOPICS</u>	<u>ACTION AND OR NOTES</u>	<u>STATUS</u>
<u>STANDARDS</u>		
ARC Committee Membership:	The ARC is staffed with five (5) community residents who volunteer their time on a weekly basis.	Open
PIA's	Fifty-four (54) were approved and sixteen (16) were not approved.	Info
Staffing/Personnel:	Staffed with six (6) part time Standards Monitors. One new person has been hired.	Info
Standards Violations Documented:	661 violations of our standards were noted in the month of May April had 530 violations documented.	Info
Personal Contact:	112 for the month of May. April had 60 contacts.	Info
TPC Letters	Four (4) were written. These were for high grass and weeds. Separate report is included with this report.	Info
Vacant Houses	As of May 29, 2012 there are twenty-nine (29) homes in the Villages of Westcreek that are vacant for one reason or another. Either they have been foreclosed on, up for sale or they have been abandoned by the owners. These are the ones that the association is aware of at this time.	Info
Attorney Referral for Action:	One possible case for legal action.	Info
Re-Sale Inspections:	Fourteen (14) were completed.	Info
Yard/Garage Sales:	None for April. We held the Rummage Sale this month	Info
<u>PROJECT MANAGEMENT</u>		
Public Safety Report:	Graffiti has picked up again. See my separate report on this matter. National Night Out is scheduled for Tuesday, October 2, 2012 for Texas.	Info
Street Maintenance	Bexar County Public Works is scheduled to perform street maintenance, which will involve an entire coating of the street surface in the older areas of Westcreek and in the Highpoint Village. The date for this work has been moved to June 18, 2012. I have some concerns about the use of the oil and stone and I am waiting to see if there is an alternate way of having the streets re-surfaced. The heavy trucks loosen the stone and the residents on Sixpence have complained ever since this was done on the their street last year. We have been told there is not an alternative method for these streets at this time by Juan Hernandez of Bexar County Public Works. The request for an alternate method of sealing the streets was turned down by Bexar County.	Info
Gas Island Fence	The wood replacement and staining was completed on June 5, 2012.	Info
Pulte Group Properties (Green Spaces/Drainage)	The Pulte Group did mow several of the properties that they are responsible for. Two of them still need to be mowed.	Info



**CY 2012 GRAFFITI REPORT**

2012					
#	<u>LOCATION</u>	<u>DATE</u>	<u>VWOA PROPERTY</u>	<u>COUNTY PROPERTY</u>	<u>PRIV/GOV PROPERTY</u>
	January				
1	Drain areas along Blue Juniper	1-15-12	Concrete drain area		
2	W/C Oaks Dr. & Larkshall	1-16-12		Stop Sign	
3	Gwendolen	1-16-12			Mailbox Cluster
	February				
1	Wynwood Sign	2-1-12	Concrete Sign		
2	Common area fence/WC Oaks Dr.	2-22-12	Wooden Fence/Estates		
3	Oaks Sign	2-27-12	Village Sign/Orange P. Balls		
	March				
1	Mail Box Cluster	3-2-12	Quail Meadows/Gwendolen		USPO
2	ATT Box Gwendolen	3-2-12	Quail Meadows/Gwendolen		ATT
	April		None to report		
	May				
1	ATT Boxes	5-29-12	Grosenbacher Rd		ATT
2	Traffic Sign	5-29-12	Quail Meadows/Gwendolen		Bexar County
3	Mail Box Clusters	5-31-12	TX Mulberry (3), Scarlet Sage (1)		USPO
	June				
1	Fence on Potranco Road	6-11-12	Fence		

\$50.00

\$150.00

\$100.00

\$100.00

\$100.00

\$100.00

\$100.00

\$100.00

\$200.00

\$200.00

\$400.00

\$100.00

TPC LETTER REPORT FOR THE BOARD OF DIRECTORS

Active Situations

<u>MONTH</u>	<u>STREET</u>	<u>ADDRESS</u>	<u>VIOLATION</u>	<u>STATUS</u>	<u>VERBAL</u>	<u>CN</u>	<u>FINAL LETTER</u>	<u>ARC</u>	<u>ATTORNEY REQUEST</u>
MAY	POINT COVE	819	PALM TREES WITHIN 10' OF STREET	OPEN	YES	2	YES-RETURNED	No	YES
<i>The owner lives out of state and they have not accepted the certified letter, it has been returned to our office.</i>									
MAY	AMY FRANCES	11839	REMOVE METAL/CANVASS GAZEBO	OPEN	YES	3	NO	DISAP.	NO
<i>These homeowners have moved out of the neighbor. The Realator has been notified by the Standards Monitor.</i>									

AS OF JUNE 18, 2012



**Villages of Westcreek**  
Owners' Association

Community Managers Report  
For May 2012  
Presented to the  
Villages of Westcreek  
Board of Directors  
June 28, 2012

Physical Plant

- Sports Park Irrigation system repaired
- Sports Park seeding complete.
- Multiport replaced on the #3 filter Community Center Pool \$180
- Multiport replaced on the #4 filter Community Center Pool \$180
- Baby Pool motor at the Sports Park Pool replaced \$300
- Confirmed cases of Oak Wilt in Westcreek

Personnel

- We are currently hiring a Recreation Director/ Superintendent of Parks and Rec.
- We are fully staffed in all other positions

Vandalism

- See Standards Report

Other Items

- Sports Park water Fountain issue
- No word from SAWS re. Water line

Exclusive Usage Contracts

- Pavilion parties 8
- Community center 9
- Pool Parties 5

Closings

- New 1 Resale 9

Constant Contact Email Status Report 1389 subscribers

Days	H/O's	Amount
Current	2840	\$221,520.00
1-30 days	3	\$28.46
31-60 days	318	\$16,446.34
61-90 days	2	\$166.68
Over 90 days	255	\$62,126.17
Total	578	\$78,767.65

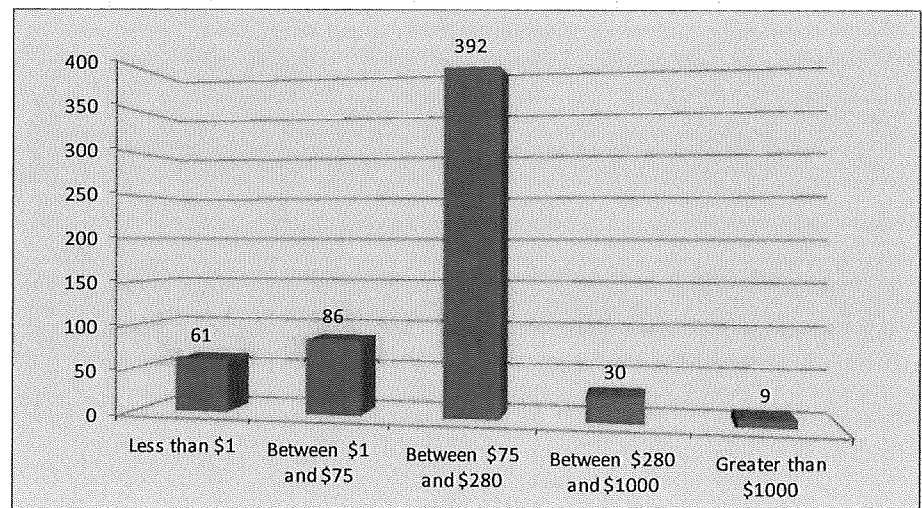
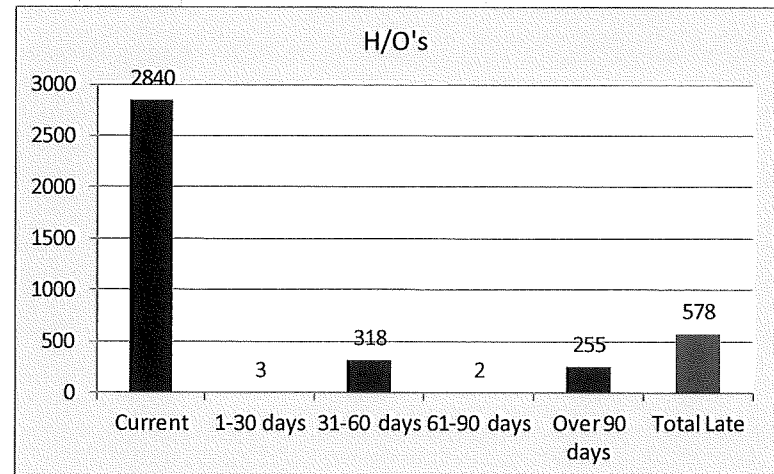
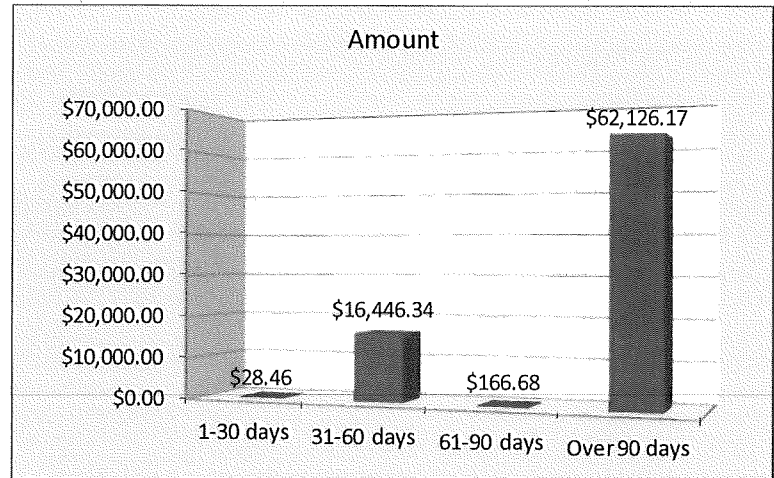
Current homeowner payments  
\$221,520.00

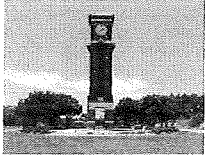
Days	H/O's
Current	2840
1-30 days	3
31-60 days	318
61-90 days	2
Over 90 days	255
Total Late	578

Delinquent total ytd  
78,767.65

Amount	H/O's
Less than \$1	61
Between \$1 and \$75	86
Between \$75 and \$280	392
Between \$280 and \$1000	30
Greater than \$1000	9

## 2012 Delinquent Assesments





# Villages of Westcreek



C o m m u n i c a t i o n s   C o m m i t t e e

The Villages of Westcreek  
Owners' Association

June 28, 2012

VWOA Board of Directors  
12395 Military Dr. W.  
San Antonio, TX 78253

Report to the Villages of Westcreek Board of Directors, June 28, 2012:

1. The Communications Committee met on June 12, 2012.
2. A way of identifying our Standards Monitors was brought up, the suggestion of a vest was brought to Mrs. Tate, and the Lime Green Vest was approved. All of them have been issued.
3. As of today, we have 378 Likes on our Facebook Page. During my last report to you in May, there were 345, an increase of 33. The actual look thru's of the Face Book site are much higher.
4. The video project is in progress at this time and a permission slip for the homeowners has been developed and issued to the three of us who will be taking pictures of the front yards of our residents.

This concludes my report for this month, any questions.

Respectfully submitted,

Kenneth M. Lemanski Sr., MA, CEM  
Chair of the Communications Committee

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Kml



Villages of Westcreek Owners' Association  
12395 Military Drive West  
San Antonio, Tx 78253

**Subject:** Pool Committee Meeting Minutes

**Date:** June 14, 2012

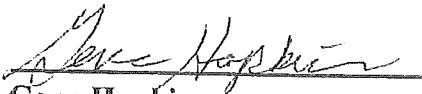
**In attendance:** Richard Gentry, Brenda Tate, Michael Briggs, Gene Hopkins, Guy Oliver & Joyce Oliver

Richard Gentry (Chairman) called the meeting to order at 4:30 P.M.

Gene Hopkins was elected as the Secretary.

1. Gene Hopkins presented his proposed revision of the Pool Rules.
2. The Committee Members' agreed to various changes that Gene would make and provide to the attendees for their review and approval.
3. Upon the Committee's final approval, the revised rules will be provided to the Board of Directors for their approval.

The Meeting was adjourned at 5:40 P.M.

  
Gene Hopkins  
Pool Committee Secretary

June 20, 2012  
Date

## VWOA BYLAWS COMMITTEE MINUTES – JUNE 25, 2012

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VWOA Bylaws Committee held it first meeting on June 25, 2012 at 7:00 pm in the Community Center Conference Room.

Roll call and introduction of members present:

- Rick Servers, Chair
- Kevin Drummonds, Vice Chair
- Bill Fenstermacher, Secretary
- Eugene Hopkins
- Barbara Hopkins
- Derrick Foyle

Mr. Severs called for nominations and/or volunteers to serve as Vice Chair and Secretary of the Committee. Results by unanimous consent of those present were as follows:

- Kevin Drummonds – Vice Chair
- Bill Fenstermacher - Secretary

Mr. Severs reviewed the Purpose and Goal of the Committee as directed by the Board of Directors.

- **Purpose of the Committee** – To amend those sections of the VWOA Bylaws so that they are not in conflict with Texas State Laws.
- **Goals of the Committee** – To accomplish the purpose that the VWOA Board of Directors established this committee in a competent and efficient manner.

Members were provided a current copy of the **Bylaws** and a **Handbook prepared by Thomas L. Newton** explaining the significant legalization changes affecting Property Owners Association.

### **ACTION ITEMS:**

1. All Committee Members - Review both documents and identify which specific sections of the law will require modification of the Bylaws prior to our next meeting.
2. Rick Severs – Contact Community Manager for additional copies of documents for new members.
3. Bill Fenstermacher – Contact Community Manager to announce and post next Bylaws Committee Meeting Notice.

The Members agreed to meet again on July 2, 2012, at 7:00 pm in the Community Center Conference Room to begin the work of the committee.

Bill Fenstermacher stated that Guy and Joyce Oliver wanted to volunteer to serve on this Committee.

Meeting adjourned at 7:40 pm.

Rick Severs, Chair Bylaws Committee

Date: \_\_\_\_\_

Prepared by: Bill Fenstermacher, Secretary

2:17 PM  
06/19/12  
Cash Basis

Villages of Westcreek Owners Association  
**Balance Sheet**  
As of April 4, 2012

	Apr 4, 12
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Operating Accounts	316,322.79
1011 · Reserve Accounts	214,649.92
Total Checking/Savings	530,972.71
Accounts Receivable	
1020 · Accounts Receivable	-140,851.57
Total Accounts Receivable	-140,851.57
Other Current Assets	
1021 · Interest Receivabl	34.19
1030 · Other Current Assets	18,150.18
1040 · Undeposited Funds	7,674.28
1045 · Due from Operating Fund	32,505.67
1071 · Allowance For Doubtful Accts	-8,500.00
Total Other Current Assets	49,864.32
Total Current Assets	439,985.46
Fixed Assets	
1050 · Fixed Assets	67,892.42
1056 · Community Center^	2,021,505.24
1057 · Community Center Furniture	19,489.77
1058 · Software	4,673.91
1059 · Vehicle	22,996.00
Total Fixed Assets	2,136,557.34
Other Assets	
1037 · Chase CD	2,513.57
Total Other Assets	2,513.57
<b>TOTAL ASSETS</b>	<b>2,579,056.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
2040 · Credit Card	627.72
Total Credit Cards	627.72
Other Current Liabilities	
2020 · Other Current Liabilities	17,045.06
2030 · Due to Employees/Uncashed Payro	124.81
2100 · Payroll Liabilities	892.38
Total Other Current Liabilities	18,062.25
Total Current Liabilities	18,689.97
Long Term Liabilities	
2022 · Due to Reserve Fund	32,505.67
2200 · Long Term Notes Payable	1,345,895.51
Total Long Term Liabilities	1,378,401.18
Total Liabilities	1,397,091.15
Equity	
2031 · Retained Earnings	68,072.71
3000 · Fund Balance	974,015.16
Net Income	139,877.35
Total Equity	1,181,965.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,579,056.37</b>



2:14 PM

06/19/12

Accrual Basis

# Villages of Westcreek Owners Association

## Profit & Loss Budget vs. Actual

### January 1 through June 22, 2012

	Jan 1 - Jun 22, 12	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
Income			
4150 · Miscellaneous Income	6,951.25	238.87	6,712.38
4170 · Program Fees	27,623.49	15,575.52	12,047.97
4180 · Swim Team	816.00	0.00	816.00
4190 · Reimbursed Expenses	0.00	0.00	0.00
5000 · Revenue	548,147.48	551,373.55	-3,226.07
5090 · Yard Sales	1,995.00	0.00	1,995.00
5100 · Newsletter Advertisement	129.00	1,433.33	-1,304.33
5200 · Rumage/Yard Sales	0.00	1,672.20	-1,672.20
5400 · Pavilion Rental	3,185.00	2,388.87	796.13
5500 · Sports Park Committee	1,888.00	0.00	1,888.00
5600 · Fence Repair Reimbursement	0.00	0.00	0.00
5700 · Cost of Compliance	0.00	0.00	0.00
5800 · Community Center	16,605.00	8,600.00	8,005.00
5900 · Concession Stand	179.25	477.80	-298.55
<b>Total Income</b>	<b>607,519.47</b>	<b>581,760.14</b>	<b>25,759.33</b>
<b>Cost of Goods Sold</b>			
50000 · Cost of Goods Sold	0.00	0.00	0.00
<b>Total COGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>607,519.47</b>	<b>581,760.14</b>	<b>25,759.33</b>
<b>Expense</b>			
8000 · Operating Expenses	138,328.38	154,399.54	-16,071.16
8200 · Administration	217,126.76	215,556.25	1,570.51
8300 · Maintenance	10,187.05	14,237.81	-4,050.76
8400 · Recreation Department	64,036.43	65,389.50	-1,353.07
8500 · Misc. & Contingency	1,776.29	10,033.34	-8,257.05
8980 · Depreciation Expense	21,250.00	14,333.33	6,916.67
9500 · Reserved Funds	70,264.25	91,207.80	-20,943.55
<b>Total Expense</b>	<b>522,969.16</b>	<b>565,157.57</b>	<b>-42,188.41</b>
<b>Net Ordinary Income</b>	<b>84,550.31</b>	<b>16,602.57</b>	<b>67,947.74</b>
<b>Other Income/Expense</b>			
Other Income			
1101 · Other Income	0.00	0.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>			
Revenue Ruling 70-604	0.00	0.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>84,550.31</b>	<b>16,602.57</b>	<b>67,947.74</b>

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06/19/12

Cash Basis

# Villages of Westcreek Owners Association

## Profit & Loss Budget vs. Actual

### January 1 through June 22, 2012

	Jan 1 - Jun 22, 12	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4150 · Miscellaneous Income	6,951.25	238.87	6,712.38
4170 · Program Fees	27,618.49	15,575.52	12,042.97
4180 · Swim Team	816.00	0.00	816.00
4190 · Reimbursed Expenses	0.00	0.00	0.00
5000 · Revenue	536,953.97	551,373.55	-14,419.58
5090 · Yard Sales	1,980.00	0.00	1,980.00
5100 · Newsletter Advertisement	129.00	1,433.33	-1,304.33
5200 · Runage/Yard Sales	0.00	1,672.20	-1,672.20
5400 · Pavilion Rental	3,185.00	2,388.87	796.13
5500 · Sports Park Committee	1,888.00	0.00	1,888.00
5600 · Fence Repair Reimbursement	0.00	0.00	0.00
5700 · Cost of Compliance	0.00	0.00	0.00
5800 · Community Center	16,555.00	8,600.00	7,955.00
5900 · Concession Stand	179.25	477.80	-298.55
Total Income	596,255.96	581,760.14	14,495.82
Cost of Goods Sold			
50000 · Cost of Goods Sold	0.00	0.00	0.00
Total COGS	0.00	0.00	0.00
Gross Profit	596,255.96	581,760.14	14,495.82
Expense			
8000 · Operating Expenses	143,816.64	154,399.54	-10,582.90
8200 · Administration	218,714.88	215,556.25	3,158.63
8300 · Maintenance	10,187.05	14,237.81	-4,050.76
8400 · Recreation Department	64,036.43	65,389.50	-1,353.07
8500 · Misc. & Contingency	2,866.75	10,033.34	-7,166.59
8980 · Depreciation Expense	21,250.00	14,333.33	6,916.67
9500 · Reserved Funds	70,264.25	91,207.80	-20,943.55
Total Expense	531,136.00	565,157.57	-34,021.57
Net Ordinary Income	65,119.96	16,602.57	48,517.39
Other Income/Expense			
Other Income			
1101 · Other Income	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Other Expense			
Revenue Ruling 70-604	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	65,119.96	16,602.57	48,517.39

# **Oak Wilt in Westcreek**

By Ken Lemanski, Superintendent of Standards

The Texas Forest Service has confirmed an unwelcomed resident in the Villages of Westcreek. Oak Wilt has been confirmed on two of our streets in the Westcreek Forest Village. The following information is from the web site [www.texasoakwilt.org](http://www.texasoakwilt.org). This is an excellent web site for more information about Oak Wilt. This is a small introduction to the Oak Wilt problem and how it can be managed.

## **Introduction to Oak Wilt**

### **How to Identify and Manage Oak Wilt in Texas**

Oak wilt, one of the most destructive tree diseases in the United States, is killing oak trees in central Texas at epidemic proportions. Oak wilt is an infectious disease caused by the fungus *Ceratocystis fagacearum*, which invades and disables the water-conducting system in susceptible trees. All oaks (*Quercus* spp.) are susceptible to oak wilt to some degree, but some species are affected more than others. The successful management of oak wilt depends on correct diagnosis and an understanding of how the pathogen spreads between different oak species.

### **Oak Wilt Management**

There are three primary approaches used for oak wilt management in Texas. Successful control usually depends on an integrated program incorporating measures from all three approaches. The first approach attempts to prevent the formation of new oak wilt infection centers by eliminating diseased red oaks, handling firewood properly, and painting wounds on healthy oaks. The second approach involves trenching or other measures to disrupt root connections responsible for root transmission of the pathogen. Finally, injections of the fungicide propiconazole (Alamo™) into individual, high-value trees help reduce crown loss and may extend the life of the tree. These measures will not cure oak wilt, but can significantly reduce tree losses.

If you suspect you, have Oak Wilt please call Mark Duff, Forester, at 210-494-1742 or email him at [mduff@tfs.taumu.edu](mailto:mduff@tfs.taumu.edu).



**Villages of Westcreek**  
Owners' Association

July 21<sup>st</sup> Community Clean up  
8am-11am

0800 gather at the Community Center,  
Walk and pick up Trash  
Military Drive West  
Westcreek Oaks,  
Westcreek View  
Grossenbacher

If enough volunteers \_\_\_\_\_  
Pickup Community Center and Sports Park.

Supply cost approximately \$75  
4 cases water  
Coffee  
Doughnuts  
Trash bags