



Flag Pole Dedication

On February 21, 2013, the flag at the Community Center building was officially dedicated to Westcreek Veterans - past, present, and future. The flag pole was graciously donated by McMillan Homes. Special thanks go to: Danny Tackett - McMillan Homes, SMSgt Gene Hopkins, MSgt Christopher Bell, Gavyn Gentry, and Brennan Air Force Junior ROTC - Led by MSgt Douglas Anglim.



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 worst of the mountain cedar allergy season is behind us, and summer is just around the corner. I would like to bring a couple of issues that repeatedly come before the Board of Directors for action.

First is the irresponsibility of some of the pet owners in the Villages of Westcreek. Both cat and dog owners have let their pets run through the neighborhoods or our Sports Park without being on a leash--this is contrary to Bexar County law. Please obey the leash law and keep all pets on a leash when outside of your home or fenced in back yard. Inspect your fences routinely for broken boards as a result of your pet's attempts to escape. As a pet owner, you are also required to clean up any pet waste deposited in other neighbors' yards and our common areas. It is rude and irresponsible to walk your pet and let them soil another family's yard because you don't want to bother yourself with picking up after your pet. The Board of Directors had a pet waste bag device installed in the Sports Park for you to use in helping to clean up after your pets when in the park. Please carry a bag with you when you walk your pet to properly clean up after your pet. Some homeowner associations have gone to the extreme extent of requiring DNA sampling of all pets and analysis of waste found in other homeowner's yards for hefty fines against the perpetrators.

Second, we hear many cases regarding homeowners that perform maintenance or renovations to their homes without reviewing the Standards or discussing their plans with the Architectural Review Committee (ARC) for approval. This can be very expensive for the homeowner when they are required to remove modifications that do not meet the standards as approved by the ARC. It is the homeowners' responsibility to be familiar and comply with the Standards in our deed restricted community. This requirement was relayed to every homeowner before you were allowed to purchase a home in a deed restricted community. Many homeowners have great ideas for modifying their homes and yards, and the ARC is very supportive of home improvements as long as they meet the Standards. Do yourself a huge favor and avoid major financial burden to yourself by reading the Standards and seek ARC approval before you nail that first nail or dig that first hole. The ARC meets every week except on major holidays.

Lastly, a concern we hear often is regarding the use of our common facilities, such as the Sports Park, swimming pools, Community Center, etc. The Villages

of Westcreek Covenants, Conditions, and Restrictions (CC&R) provides clear guidance on the non-exclusive and exclusive use of these common areas by residents of Westcreek. To enforce these restrictions, the Board of Directors has approved the use of the homeowner ID card that has your name, unique ID number, photo, and current assessment status. This ID card must be on you whenever you wish to use the common areas. As a homeowner, you cannot be considered a guest of another homeowner, in case you left your ID card at home. As a homeowner you are allowed up to three guests that are non-residents. The Villages of Westcreek has some excellent facilities, and in the past, many individuals from outside our community were using these without approval or permission. As a result of the unauthorized use, many homeowners were unable to enjoy the facilities they contribute to. There are events in our common facilities where non-residents are invited to attend, such as private parties at our swimming pools, pavilion rentals, and sporting events (soccer, karate, and swim meets). During these events, the staff will not check ID cards of attendees but will check ID cards of individuals in surrounding facilities. The event host is responsible for their guests and participants, as well as their conduct while using our common areas. Please remember to have your Westcreek ID card on you when using the common areas, and present it when requested by our monitors.

This past quarter we dedicated our flag pole in front of the Community Center to our Veterans—past, present, and future. We were very fortunate for the generous gift by McMillan Homes of this addition to our community. The Brennan High School Air Force Junior ROTC unit provided a spectacular performance during our ceremony. We had a Town Hall with our new Sherriff, Susan Pamerleau, as our guest speaker. We will also hear from Bexar County Commissioner Chico Rodriguez during our Annual Meeting. Commissioner Rodriguez has always been a strong supporter of the Westcreek community residents.

Thank you for being a resident of the best homeowners association in San Antonio. If you have any recommendations or would like to be a part of the governing of your homeowners association, please contact either the staff or any member of the Board for information on how you can help your community.



Manager's Minute

by Brenda Tate
Community Manager



Greetings from your community manager!

Over the past three months, our community has hosted several very successful and fun activities, including Mardi Gras Casino Night. This was our third annual adult-only event with over 130 VWOA residents who attended the event. Each attendee received game chips for Poker, Black Jack, Slot Machines and Roulette. Additional game chips were given to attendees if they donated food items for the San Antonio Food Bank. The Food Bank received approximately 1500 pounds of food! Heavy hors d'oeuvres were served and attendees were allowed to bring their own alcohol. Don't miss next year's event- it will be bigger and better as it continues to grow!

The first Town Hall Meeting for 2013 was Friday, March 15, 2013. Residents took the opportunity to speak with the newly elected Bexar County Sheriff, Susan Pamerleau and her staff.

Our Recreation Department continues to offer the following activities: Soccer, Karate for adults and youth, Belly Dancing, Smash Children's Dance, Zumba Fitness, and Kickboxing. Check our website

www.villagesofwestcreek.com to see what other activities and events are scheduled.

We are also pleased to welcome back the Westcreek Swim Team. Please call the office for information on how to sign up, and check our website for updates as they become available.

Our Maintenance Team is busy painting, planting and spring cleaning the grounds. We are looking forward to a great summer here in Westcreek.

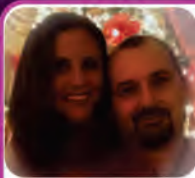
It is election time and this means it's your chance to come out and vote for your next Board of Directors. The Annual Meeting and Election will be held on April 25, 2013 at 7:00 p.m. Registration will begin at 4:30 p.m. Bexar County Commissioner Sergio "Chico" Rodriguez will be our Guest Speaker. There are two positions open, so please take the time to cast your vote for the leaders you support to serve our community.

Thank You to the current Board of Directors President John Steele, Vice President Richard Gentry, Treasure Jennifer Castro, Secretary Kevin Drummonds and Assistant Secretary Kenneth Fowler. These people have given countless hours of their time freely to ensure you have the best Owners Association possible.

Remember, my door is always open.

VWOA Community Manager, Brenda Tate

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Spring Planting

by Adrian Suttles
Superintendent of Standards



March winds, April showers, make way for new May flowers.

Spring is in the air, and now is the best time to take care of your yard and anticipate the pending drought and increased water restrictions. We have been in Stage 2 water restrictions all winter long. Without any major rain, Stage 3 is just around the corner, which would limit every household to just one day of watering every other week.

The VWOA Standards stipulate that ground cover is required. Ground cover such as natural grass, artificial/synthetic turf or xeriscaping is necessary to prevent soil erosion, present an attractive appearance throughout the community, maintain properties that appeal to prospective buyers, and keep property values at their highest.

Some properties may have a difficult time growing grass in their yards. You may need to thin out your trees to allow more sunlight, or you may have rocks underground and need a better foundation of soil to help. Four to 6 inches of good soil is ideal, and using mostly organic material will help even more. There are no standards restrictions to placing/replacing sod in your yard. However, anything beyond that will require a Property Improvement Applications (PIA) submitted. No more than fifty (50%) percent of the front yard, excluding driveways and sidewalks, may be covered by rock or other hard-surface material unless xeriscaping is approved. Mulch areas retain moisture, cool root zone, reduce weeds, and need replenishing once or twice a year. Stick to native plants and trees, or ones well suited for the surrounding area. Keep in mind that plants within 10 ft. of the curb must be maintained at 3 ft. in height or less to allow for line of sight.

All improvements or changes must follow the VWOA Standards. To submit a PIA you must be current on your assessments before your PIA will be accepted for review. You will need to include a copy of your plat, and show where the improvement or change will be. The ARC will review your request and they will either approve or disapprove your request. Homeowners are more than welcome to be in the ARC meetings, which are Tuesdays at 4:30 at the office. You will be notified in writing/email, or you can call the office on Wednesday morning following the Tuesday ARC meeting. A Standards Monitor will then review your improvement in 90 days to make sure you have completed what you requested and approved for by the ARC.

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; Please contact staff to make an appointment for after hours.

Website: www.villagesofwestcreek.com

Email: board@villagesofwestcreek.com

staff@villagesofwestcreek.com

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Recreation

by Nancy Griffin
Superintendent of Parks and Recreation



Westcreek Soccer League



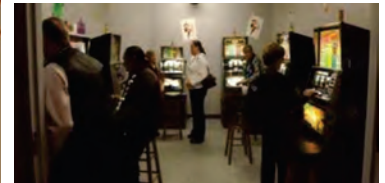
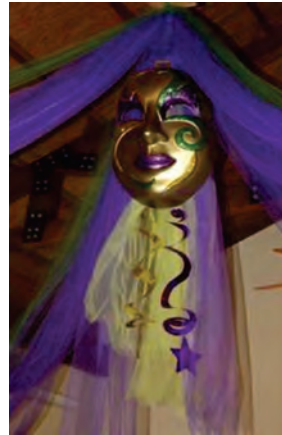
The VWOA 2013 Spring Soccer season is another success! Topping almost three hundred (300) registrants, it marks our highest season in our league's history. We send out a special thanks to all of our volunteer coaches and referees. Besides learning the fundamentals of soccer, our children are developing positive

moral and physical skills. Our soccer league also gives them the opportunity to socialize and interact with other children of their age.

The Recreation Department has chosen to take a different route of reward for our players this season. On April 20, 2013 during our banquet, our players will be recognized with medals instead of trophies. This change will allow us to continue to provide equipment for our soccer teams, maintain our fields, all while keeping the registration cost as affordable as possible

Mardi Gras Casino Night

Westcreek gave New Orleans a run for their money this year! Approximately 130 homeowners and their guests attended this adult-only event. The casino floor was expanded and more casino games were added. Great fun! Make your plans to attend next year!



Upcoming Events at VWOA

April 4, 9:00m - South Texas Farmers Market
(every Thur until Sep)

April 20, 10:30am - Soccer Banquet

May 4, 7:00am - Rummage Sale at the sports park

June 15 - Annual Picnic

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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!

HOURS

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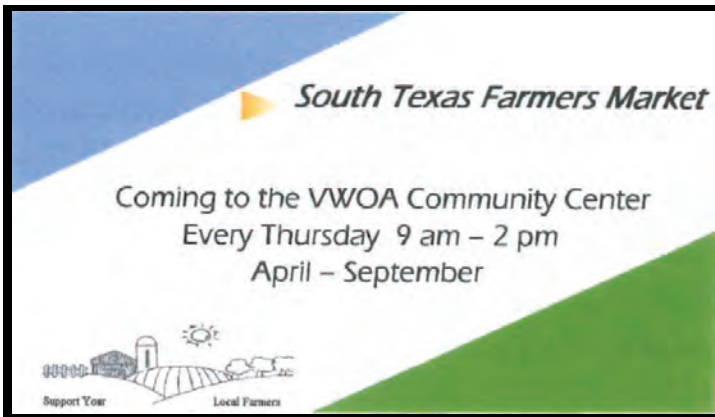
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2nd Quarter 2013

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