



Manager's Minute

by Brenda Tate
Community Manager



Spring has sprung in the Villages of Westcreek. After a long winter, I hope everyone takes time out to enjoy the area around them and reflect on how lucky we are to live in such a beautiful neighborhood.

We have witnessed the return of the much needed rain in San Antonio and as a result our lawns are once again growing. This is both good and bad news for our homeowners. As our lawns begin to green up and improve the appearance of our homes the lawns are also growing and need maintenance. The staff and standards monitors spend a great deal of time notifying homeowners of their responsibility to maintain the appearance of their yards. Please take the time to properly maintain your lawn's appearance for the benefit of all homeowners. If you are experiencing a personal situation where you are unable to maintain your yard, please seek a commercial company, neighborhood teens, or contact the staff for assistance. We have all experienced challenging times in our lives where the last thing you are worried about is mowing your yard but it still needs to be done—it doesn't cut itself. Talk to the staff if you need assistance and we will work with you on a solution that benefits the community and you.

The Annual election is fast approaching and will be held on April 19, 2012 at 7:00pm in your Community Center. Over the last two years, The Villages of Westcreek has undergone a lot of changes for the better, including a more customer service-focused office staff, convenient office hours and monitors in the Sports Park. The Villages of Westcreek also won two awards of excellence under the guidance of the current Board of Directors. A balanced budget was achieved for the past two years as well, something not seen in several years. Board meetings are now always open and every homeowner is invited to attend and voice their opinion. The changes you see in the Villages of Westcreek are all due to the diligence and dedication of our current Board Members: President John Steele, Vice President Kevin Drummonds, Treasurer Judi Cannon, Secretary Kenneth Fowler and Assistant Secretary Richard Gentry. I am hoping that all of you will show your support and cast your vote to continue the work the current Board has labored so hard to achieve.

*Thank you to our
Villages of Westcreek*



*Board
of
Directors*



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



As a community, we live in a great region of Texas and San Antonio. Westcreek residents enjoy a fantastic community environment which we are all trying to improve through community wide initiatives. As a homeowners' association community, we all share common expectations on the appearance and upkeep of our residences, whether we live in them ourselves or rent them out to tenants. Maintaining these standards allows all of us to enjoy a higher expectation of our home's value remaining at or above the market value. Each of us recognized our shared responsibilities when we chose to live in a HOA community and agreed to abide by our covenants, bylaws, and standards. When members of our Westcreek community fail to meet their obligations, the rest of their community pays the price. Please take the time and read through our governing documents and familiarize yourself with your responsibilities as a community member of Westcreek.

Since our last newsletter we have held two amazing events I hope you were able to participate in. The first was our February Town Hall meeting where our County Commissioner Sergio "Chico" Rodriguez attended with numerous Bexar County office representatives. Commissioner Rodriguez and his Bexar County representatives provided insightful information on the current and future development of 1604 and Potranco Road construction projects. The County Sheriff's office shared the local crime statistics for our District for 2011 and some helpful hints on protecting our homes. He strongly encouraged securing your homes and leaving your outdoor lights on at night. Removal or trimming of any plants or bushes near your windows or front entrance will also deter criminals from targeting your home. The most important piece of advice was to get to know your neighbors and come together as a community to recognize when criminal events are occurring and when to notify law enforcement agencies to prevent crime. The second event I want to mention was our second annual Mardi Gras Evening. Mrs. Brenda Tate, Mr. Christopher Mora and the rest of our professional staff planned and organized an evening of entertainment for all who attended. This is our only sponsored "adult only" Westcreek event and has proven to be a great success two years in a row now. Our deepest appreciation goes out to our staff for their excellent work in making the event a night to remember.

One last parting thought as I close this article, remember it's the little things you do or do not do that can have a large impact on those around you. When

you choose to leave your trash can out in front of your home because to you it really isn't that big of a deal, or you walk your dog or let out your cat and they use your neighbor's yard as a bathroom, to you these may be petty little things but to others they are major concerns. We all live in a great neighborhood and we need to be considerate of others. Take your trash cans in within the time allocated by our standards. Please take proper care of your pets, clean up their droppings when you have them on a leash and taking them for a walk and please don't let your dogs or cats run loose around Westcreek. Be a responsible pet owner. Working together as good neighbors we can eliminate many of the complaints lodged against homeowners for non-compliance with standards. Be a good neighbor and park your vehicles in your garage or driveway. Let's clear the streets for our visitors to park in and to provide safer access for emergency response vehicles in our community.

Thank you for the opportunity to serve on your Board of Directors these past two years as your President.



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Mardi Gras & Casino Night 2012

The Villages of Westcreek hosted its second annual Mardi-Gras and Casino Night to a sold out crowd on Saturday, February 25, 2012. Each participant received \$2000.00 in chips and an additional \$2000.00 if they brought in a canned good. At the end of the evening, the chips were exchanged for tickets used in a prize drawing. The prizes ranged from Entertainment Books, gift cards and a Blue Ray DVD Player as the grand prize. The Villages of Westcreek was able to donate approximately 150 pounds of food items to the San Antonio Food Bank to benefit those in the community who are less fortunate. This is the only event sponsored by the Villages of Westcreek that is strictly for adults. The attendees were able to enjoy finger foods, a chocolate fondue fountain and Mardi-Gras cake. Soft drinks were also provided. The immediate feedback from most of the participants was very positive. The Westcreek staff is already working on making next year's event even bigger.



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

Board of Directors:

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 Vice President - Kevin Drummonds
 Secretary - Kenneth Fowler
 Asst. Secretary - Richard Gentry
 Treasurer - Judi Cannon

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Brenda Tate, Community Manager
 Oswald Willis, Assistant Community Manager
 Kenneth Lemanski, Superintendent of Standards
 Chris Mora - Superintendent of Parks & Recreation
 Armando Villareal, Maintenance Contractor
 Jennifer Bell, Administrative Superintendent
 Grace Briggs, Administrative Assistant
 Melynda Porter, Administrative Assistant
 Al Machail, Coach

Committees & Chairs:

Finance Committee - Judi Cannon
 Sports Park Committee - Richard Gentry
 Communications Committee - Bill Fenstermacher
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Westcreek Times:

Publisher - VWOA Board of Directors
 Editor - VWOA Staff
 Design and Layout - Paula Roberts
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by Chris Mora
Superintendent, Parks & Recreation



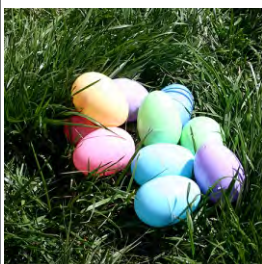
Spring – 2012 A Breath of New Life

Spring is right around the corner with plenty of rain and sunlight. Our grass and trees will soon return to full life. It is time to get outside and enjoy the fresh air. The upcoming months will be some of the most exciting of the entire year.

In February we kicked off our most successful soccer season yet, more parents and children than ever are enjoying the fresh air, making lifelong memories, and building meaningful friendships. This soccer season will end in late April with another tournament, where teams will compete for bragging rights to be the best in their respective age groups. All homeowners and tenants are invited to attend and cheer on their friends and family.



On March 31st at 9:00 am we will conduct our annual Easter egg hunt. Children of all ages are encouraged to participate. Don't miss an opportunity to share a few laughs, partake in some free candy, and bring your camera so you can get your picture taken with 'Mr. Bunny.' We would like to thank everyone for their donations and volunteering their time to make this event a success.



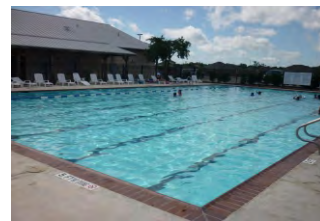
May – A Month Full of Fun Events and Relaxation

May will be one of the busiest months of the year and we will provide a multitude of events and fun for the whole family.

On May 5th we will hold our annual Community-Wide Rummage Sale at the Sports Park; to host a table you must register with the front office, the cost is \$10.00 for residents and \$15.00 for non-residents. Charitable organizations will be present at the end of the sale, so any goods not sold may be donated. As an added

incentive, anyone who donates will receive tax vouchers from these charitable organizations.

Our pools will be opening soon. We will provide water aerobics and swim lessons. Check the community's website for additional information on any of these events.



May 19, 2012 we will hold our annual picnic at the Sports Park. We will provide food, beverages, games, and music. The weather should be warm for this event so dress for maximum comfort. Last year's event was quite a success and this event will undoubtedly be bigger and better than ever.



A couple of administrative notes: In mid to late May we will close down parts of the Sports Park in order to conduct much needed maintenance to the grass and top soil. In the end, this will result in a better and more aesthetically pleasing environment for all of our children and homeowners. Also the Sports Park Committee is now in the process of installing additional lighting in the park as it tends to get quite dark during the late hours. The fields will be marked off and access restricted to prevent obstruction with on-going work. In addition, we are increasing our park monitor presence. Monitors will check homeowner's Villages of Westcreek Owner's Identification Card and close the park gate at 10pm. Please support our efforts to increase security in our community park.

I hope your spring is full of delightful surprises while you make memories with family and friends. See you at the events! Enjoy!

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New Sports Park Rules



Villages of Westcreek Owners' Association SPORTS PARK RULES

PLEASE NOTE: These rules were approved by the Board of Directors. They may be amended at any time by the Board of Directors. Detailed written suggestions, complaints and compliments about the Sports Park may be addressed to the SPORTS PARK COMMITTEE or the BOARD OF DIRECTORS and should include the submitter's name, address and phone number so a reply can be made. Mail to the Association's address: 12395 Military Drive West, San Antonio, TX 78253. Anyone witnessing damage being done to OUR facilities should identify the individuals and notify the Bexar County Sheriff at 335-6000. For broken pipes or other damage, call the Community Manager at 679-7726. **PARK HOURS: 6 A.M.-10 P.M.**

In accordance with the Declaration of Covenants, Conditions and Restrictions of the Villages of Westcreek, Article III, Paragraph 3.02a, the following rule is established for use of any and all of the common areas within the Villages of Westcreek. Any resident, tenant or guest found by the decision of the Board to have engaged in disorderly conduct (including but not limited to public intoxication, drug abuse, indecent exposure, public acts of a sexual nature, civil disobedience, physical or verbal threats to other individuals, or inappropriate sexual conversations with youth) will have their access rights to the common areas suspended for up to two months, subject to the notice requirements of Section 209.006, Texas Property Code. If a law is violated, the appropriate law enforcement officials should be notified by any person who considers themselves a victim or witness. Homeowners may request a hearing before the Board of Directors to reconsider the decision to suspend their privileges.

GENERAL RULES

1. The Sports Park is for the use and enjoyment of the members (in good standing) of the Villages of Westcreek Owners' Association, Inc. possessing a valid photo ID card and their guests. **All residents, 12 years of age and above, must have his/her own ID card.**
2. All fields, courts, grounds facilities except the pool and picnic pavilion, are on a first come, first served basis. The only provisions for reserving any portion of the Park will be for periodic special Owners' Association-sponsored activities and for exclusive usage of the pool and picnic pavilion.
3. Alcoholic beverages are allowed in the park but **are not** allowed in the pool area.
4. Do not leave hot coals in barbecue pits. Insure the fire is out before leaving the Park. **Do not place hot coals in the dumpster or the fiberglass trash cans.**
5. Homeowners are expected to clean up debris after finishing their activities. All trash must be placed inside the dumpster or cans provided.
6. Do not drive or park off paved surfaces within the Park. Pipes under the surface can be damaged.
7. Pets of authorized homeowners are allowed in the Park only when on a leash and under direct control of the owner.
8. No pets are allowed in the Tot Lot.
9. **The Park is open between 6 a.m. and 10 p.m**
10. Any Villages of Westcreek Owners Association (VWOA) member with a valid VWOA identification card will be allowed to bring a maximum of three (3) guests each to the Sports Park. In situations where more than three (3) guests are requested, a waiver is needed, the member may submit a request in writing to the Community Manager no less than seven (7) days before the date for which the waiver is requested.
11. All private pavilion parties in excess of 100 people must pay for and have a security officer on duty the entire length of the party. For every additional 100 attendees, an additional security guard is required.
12. No sports teams, clubs, leagues, or groups, which operate outside of the VWOA organization are allowed to practice or play games in the VWOA Sports Park without first getting written approval from the VWOA Board of Directors.

TENNIS AND BASKETBALL COURT RULES

1. The tennis and basketball courts are for the use and enjoyment of the members (in good standing) of the Villages of Westcreek Owners' Association, Inc. possessing a valid photo ID card and their guests. **All residents, 12 years of age and above, must have his/her own ID card.**
2. Guests must be accompanied at all times by a member.
3. Players must wear tennis shoes or other canvas-vinyl shoes with rubber or crepe soles. No other types of shoes are allowed on the courts.
4. Wearing wet bathing suits on the courts is not permitted at any time.
5. Do not lean on the nets, throw your racquet, or abuse the courts in any way or court privileges may be revoked.
6. Metal racquets must have bumper guards.
7. Toys, skates, bicycles, motorbikes, skateboards, strollers, etc., are **not** allowed on the courts at any time.
8. No alcoholic beverages or soft drinks are allowed on the courts at any time. Only water in unbreakable containers is allowed on the courts.
9. Tennis players must observe the rules of tennis etiquette. Tennis players, as well as basketball players, please refrain from using objectionable language.
10. If players are waiting for the tennis courts, users are allowed to finish their second set or play for thirty minutes before relinquishing the courts.
11. Additional rules specifically governing use of the basketball court and tennis courts are posted at the basketball court and tennis courts.

New Standards

by Ken Lemanski
Superintendent of Standards



The new Standards for Architectural Design and Maintenance (The Standards) have been in effect since January 1, 2012. These new Standards can be found on our web site at www.villagesofwestcreek.com under documents. It is the responsibility of each resident or property owner to be familiar with the Standards and to follow them. I have been writing about the new Standards in our weekly newsletter This Week in Westcreek through our Constant Contact Program in an effort to educate all of our residents and property owners about the new Standards. The Standards were updated by the Architectural Review Committee (ARC) to better organize the document and to make sure the VWOA complies with the new state laws as they pertain to Home Owners Associations.

We have had a lot of rain lately and this has led to an increase in the growth of weeds and grass. The Standards allow for the maximum height of five inches for grass and the resident is responsible for the removal of the weeds from their lawns.

Another area of concern for the Standards Department has been the placement of trash cans and vehicles across the sidewalks. It is against the Texas Traffic Code to block the sidewalk that is intended for pedestrian use. Speaking of trash cans, the time limits for when they can be put out and brought back in has been extended in the new Standards. Trash and recycle containers can be placed at the end of your driveway or

in the street no earlier than 5:00 PM the night prior to your scheduled pickup day and brought in no later than 9:00 AM, the day after your scheduled pickup day. They still must be stored out of sight from the street when not at the curb.

One other area that I receive many complaints about is the control of pets, especially dogs. Bexar County does have a leash law in effect for the unincorporated areas of Bexar County, which in short states "all domestic animals must be on a leash at all times if they are not confined to a fenced in yard or in the house." This includes cats. Pet owners are responsible for cleaning up after their pets either when walking them or when they are at home in their own yard. The new Standards also state the quiet time for the Villages of Westcreek is from 10:00 PM until 6:00 AM; this would include any noise made by a dog or loud parties.

I would like to conclude this article by saying thank you to all of the residents and homeowners who do follow the Standards of the association and go out of their way to keep their property and village looking nice. You are the people that make my job and the job of the Standards Monitors much easier when we go out and check our areas. We do try to give out Thank You notes, but sometimes we miss those who deserve one, so thank you.



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WC Wonder Folks

Our Westcreek Wonder Folk Volunteer for this quarter is Mr. Eugene "Gene" Hopkins. Gene and his wife Barbara have been residents of the Villages of Westcreek for twenty years. Gene has been an active member of the Architectural Review Committee (ARC) for the past two years and in that time he has only missed one meeting. Gene did most of the re-writing and re-organization of the latest version of the Standards for Architectural Design and Maintenance for the Villages of Westcreek himself. This effort was no small feat; it took approximately eighteen months to complete this task. The other members of the ARC did provide feedback and ideas for the document along with the Superintendent of Standards, but he was the main driving force to get this document completed and out to the community.

Gene is also a member of the Communications Committee, the Elections Committee and the By-Laws Committee when those documents were re-written in 2011. He is always willing to help when a special project comes up that he can contribute to. Recently he and his wife volunteered to help fold letters and stuff envelopes for the Annual Meeting mail out for April.

Gene is a retired Air Force Senior Master Sergeant after 20 years, a retired employee of USAA of 20 years and a former bus driver for Northside ISD. You could say, volunteering and serving the Westcreek Community has become the fourth career for this vibrant 82-year-old man. You will also always find him sitting up in the front row of chairs at the monthly Board of Directors meeting. He is not afraid to ask the board members questions or to point things out to them that he disagrees with. He has become a strong advocate for the homeowners in the Villages of Westcreek. His philosophy is one of do not complain, if you do not like something, get involved and help change it. This is well demonstrated in the hours upon hours he has contributed to making the Villages of Westcreek a better place for all of us. Gene Hopkins is our Wonder Folk for the Spring Quarter of 2012 for the Villages of Westcreek.



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).

Fun Recipes



Easy Snack Wraps

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Ingredients

- 12 (10 inch) flour tortillas
- 1 (8 ounce) package cream cheese
- 1 head lettuce
- 1 (6 ounce) package sliced deli-style turkey
- 2 cups shredded carrots
- 2 cups minced tomato

Directions

Spread cream cheese evenly over the tortillas. Top the cream cheese with lettuce leaves. Arrange the turkey slices in even layers on top of the lettuce. Sprinkle the carrots and tomato over the turkey slices. Roll the tortillas into wraps. Cut the wraps diagonally into bite-sized pieces. Secure with toothpicks.

Classified Ads

Military Cuts Lawn Care: Basic cut \$20, weed-eat/edge \$5, Bag \$5. Daniel Keely, USAR Retired & Son. 210-667-7179

Jessica's Babysitting Services: CPR and First Aid Certified 3 years' experience - ages 2-10. Can also assist with kid's birthday parties. Call 210-475-3354

Buying-Selling-Investing: Call me. Free Home Inspection. Norma Garcia Realtor 386-4802

Lawns Plus call 210-689-0709 for free estimate or favellaa@sprint.blackberry.net. Mowing, trimming, mulch, top soil, grass, flower beds, and much more. US Army Retired.

Christian Home Educators of West San Antonio home school families in the Westcreek area. Email Janet at wcreel@sbcglobal.net for more information.

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