

## President's Message

by John Steele  
President, VWOA Board of Directors



I hope everyone had a great summer and enjoyed some quality time with your families and friends. School is back in session so please be sure to obey the traffic laws around our schools. As you have noticed, Bexar County has been busy in Westcreek this summer. Bexar County Department of Public Works executed a street maintenance process that has many of our residents upset. The tar and gravel application has allowed the County to extend the lifetime of our streets at a greatly reduced cost to us, the taxpayer. The County did not advise nor consult with the homeowners association on this process since the County owns and maintains these streets. Please be careful of the loose gravel around curves and at the bottom of hills. The loose gravel can be treacherous for young bicycle riders. The County has also initiated the bridge expansion project adjacent to our Community Center. Over the next year we can look forward to the Potranco Road expansion project as it will also potentially kickoff sometime during 2013.

Please take to time to familiarize yourself with our Standards document, which can be found on our website. Many common errors made by homeowners can be avoided if you just check the Standards before

you add something to your yard or decide not to maintain your yard to the standards we expect. The Standards are there not to punish you but to lay out the guidelines for you to follow to ensure your home, as well as that of all your Westcreek neighbors, presents a community concerned about the neighborhoods they live in. Our monitors also make mistakes and the staff is held accountable to stand up for these errors and contact the homeowner to resolve the error. Westcreek consists of homeowners at both ends of the spectrum, those who want no standards at all and those who are very demanding in their interpretation of the need for stringent standards. We are a community of diverse interests and abilities so please work together and call the staff if you have any concerns or questions. Your Board of Directors is also available to answer questions for you. You can reach us via our website email address or call the Community Center.

Throughout the year, the Board of Directors receives many complaints about our performance or decisions we have made. This comes with the responsibilities as representing you on your Board but you also have responsibilities as a community member. The Board and staff are constantly looking for volunteers to help on committees and projects. There is a group of very eager volunteers who always seem to be present but will eventually get burned out. You have talent, and your time is something we could use. Before  
(Continued on page 2)



To stay updated on community events and information,  
go to our website: [www.VillagesOfWestcreek.com](http://www.VillagesOfWestcreek.com)  
and sign up for our free email service. You can also  
find us on Facebook!



## President's Message (Cont'd)

present but will eventually get burned out. You have talent, and your time is something we could use. Before you complain about where the assessments are spent, what activities are occurring in the Sports Park for our children, or why the Standards prevent something you want on your home, ask yourself if you have ever volunteered on our Budget Committee, Sports Committee, or Architectural Review Committee. Your time is valuable to you and to us and we desperately need your help—please volunteer, get involved.

For those homeowners who rent out their properties, please ensure a current copy of the lease is on file at the Community Center as required by our governing documents. We need to know who the residents are and how to contact you if there is an issue you need to resolve. If you need someone to check on the status of your home (outside only), let us know and we will have the monitor give you an update on its status. As a homeowner, you need to be aware if your renters have excessive amounts of vehicles, not maintaining the appearance of your residence, and affecting your neighborhood. We cannot contact you if we don't have your current contact information. Please take the time to contact the Community Center and ensure your information is current and on file. We get many complaints from renters about not being able to use the community facilities, such as the pools, because the assessment has not been paid up to date. Westcreek will not open its facilities to renters until the assessments for that property are current and that is your responsibility as the homeowner. The staff has been directed to send all the renters who have these concerns back to the homeowners for resolution. If you need assistance, please contact the staff who can receive your payment in a prompt manner to avoid these situations.

The Reserve at Westcreek is filled out and Westcreek is working with McMillan Homes to eventually dissolve the dual status HOA. The residents of the Reserve will then only have a single HOA assessment to make. McMillin Homes donated a 50 foot flag pole to the Villages of Westcreek that was in front of their model home in the Reserve and will now be located adjacent to our Community Center. This project has been a challenge due to the abundance of underground utilities in front of our Community Center that has severely hampered the site where the pole could be placed. Our sincerest appreciation to McMillin Homes for the generous donation and to the diligent efforts of our Community Manager, Mrs. Tate, her staff, and several members of your Board in getting the pole relocated.

## Manager's Minute

by Brenda Tate  
Community Manager



It's that time of year again, as the trees start to lose their leaves and the evenings become cooler, let's all take time out to realize how fortunate we are to live in such a great community.

I hope to see you all out for both of our Fall Events. National Night Out will be October 2, 2012 from 5:30p.m. - 8:30p.m. in the Sports Park. This will be the first-ever VWOA-wide National Night out event. Previously, each village held their own event. This will be a great time for everyone to meet and greet their neighbors and enjoy some free hot dogs, drinks, chips and entertainment. Pony rides, petting zoo and a bike parade are all in store for the night. You don't want to miss the military working dogs demonstration or the many vendors lined up to show you their goods. Bring your blankets and lawn chairs out for this great community event.

Fall fest will be held on October 27, from 4p.m.-7p.m.; this year's event will be our biggest yet. We are offering food vendors, jewelry, purses, and many knick-knacks to help you get your holiday shopping started early. A live band and DJ will be on hand to offer a variety of music for your listening enjoyment. The children will enjoy our carnival games and some new rides and attractions. Don't forget to bring the kiddies in costume for our annual costume contest.

The final assessment payment for 2012 is due October 1, 2012. If you are experiencing tough economic times and have challenges meeting your assessment payment, please contact the office and let us know. We will work with you on an agreeable payment plan to avoid late fees and unwanted stress. Your conversation and payment plan will be kept confidential. We are here to help build a strong community and support our homeowners.

The County has started construction on the Military Drive Bridge Expansion Project. The estimate is 220 days to completion. Please use extreme caution when traveling this area of our community.

There have been several home break-ins and car thefts in the area. Please continue to be diligent in locking your vehicle and noticing your surroundings.

Remember, everyone is welcome to stop by the office any time, my door is always open.

In closing, I wish you all a fantastic holiday season and a blessed New Year.



## Home Owner Responsibilities



by Ken Lemanski and Adrian Suttles  
Superintendent of Standards

This past summer proved a very hot summer again. It was the third consecutive summer drought in South Central Texas. With very little rain, our yards and gardens suffered because of the drought. Yard upkeep and maintenance like cutting grass, pulling weeds or keeping up with the flowerbeds are a constant responsibility. Even during a drought, grass and weeds still grow, and it is the responsibility of the resident to maintain their yard. Ground cover such as natural grass, artificial/synthetic turf or xeriscaping is necessary to prevent soil erosion, as well as presenting an attractive appearance throughout the neighborhood and to prospective buyers. Our standards do allow for artificial/synthetic turf or xeriscaping, which is the use of plants, stone, rock or other items as an alternative option rather than grass in hot climates. However, even these types of yards must be maintained and kept up. If you choose to make any changes to your yard, please submit a Property Improvement Application (PIA) before doing so.

The hot climate has also played havoc with our homes. There are many houses in the Villages of Westcreek that need to have the siding and/or trim painted or cleaned. Many properties are also having problems with wood rot, especially around the window trim and near the ground for the siding of the walls. Please look at the wood and siding of your home and see if this is something that you need to take care of. The Standards Monitors do look for these things as potential issues. It is better to catch these issues early on, as to avoid major damage and cost. If you are painting your house and not changing the color, you do not need to apply to the Architectural Review Committee (ARC) for approval. However, if you do decide to change your paint color, you have to apply to the ARC for approval. Please provide paint samples, and if possible, pictures of the brick and shingle color so the ARC will know if the colors are compatible with the brick and the shingle colors.

**Question:** Why does the association hire Standards Monitors to look at my property and give me a courtesy notice/reminder?

**Answer:** The Villages of Westcreek is a deed-restricted community, therefore, all owners and residents agreed to follow the Covenants, Conditions and Restrictions (CC & R's) when they bought into this community. In a deed restricted community, owners

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

Email: [board@villagesofwestcreek.com](mailto:board@villagesofwestcreek.com)

[staff@villagesofwestcreek.com](mailto:staff@villagesofwestcreek.com)

### Board of Directors:

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Asst. Secretary - Kenneth Fowler

Treasurer - Jennifer Castro

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Oswald Willis, Assistant Community Manager

Adrian Suttles, Superintendent of Standards

Nancy Griffin - Superintendent of Parks & Recreation

Jamie Esquivel, Superintendent of Maintenance

Jennifer Bell, Administrative Superintendent

Grace Briggs, Administrative Assistant

Melynda Porter, Administrative Assistant

Al Machail, Parks & Recreation Asst and Coach

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Finance Committee - Jennifer Castro

Sports Park Committee - Richard Gentry

Communications Committee - Ken Lemanski

Architectural Review, Derrick Foyle

Westcreek Times:

Publisher - VWOA Board of Directors

Editor - VWOA Staff

Design and Layout - Paula Roberts

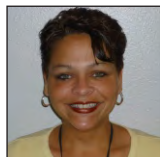
Webmaster - VWOA Staff

and residents are required to keep their properties up to the standards of the community. We currently have six Standards Monitors who are looking at over 3,400 pieces of property. Unlike many Home Owners' Associations, the Villages of Westcreek issues courtesy notices/friendly reminders, and attempts to make contact with the residents to educate them about the Standards. If you have a concern, please contact the Superintendent of Standards, and we will be glad to work with you.



## Meet The VWOA Staff

The VWOA Staff is here to greet you and to make your experience in the Villages of Westcreek efficient and friendly. They are dedicated to the progression and continuity of our neighborhood.



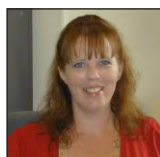
**Brenda Tate - Community Manager** vwoa-bt@sbcglobal.net.

Mrs. Tate is responsible for all of the daily operations of the Villages of Westcreek. She ensures the protection and enhancement of the VWOA common properties and maintains community relations. -Notary-



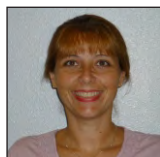
**Oswald Willis - Asst. Community Manager** vwoaacm@sbcglobal.net

Mr. Willis assists in managing the affairs for VWOA on behalf of Mrs. Tate. He verifies that the programs are carried out in harmony with the direction conveyed through Board decisions. -Notary-



**Jennifer Bell - Superintendent of Administration** vwoa-ar@sbcglobal.net

Mrs. Bell coordinates with the management to achieve optimal customer service and administrative support for VWOA. She conducts training for employees, supervises the work of the administrative assistants, and promotes positive communication with residents.



**Adrian Suttles - Superintendent of Standards** vwoa-cc@sbcglobal.net

Mrs. Suttles ensures the standards of the community are being upheld under the direction of management. She supervises the standard monitors, as well as offers administrative support to the ARC and promotes open communication with residents.



**Nancy Griffin - Superintendent of Parks & Recreation** vwoa-rd@sbcglobal.net

Ms. Griffin develops and implements diverse recreational programs for VWOA under the direction of management. She oversees the pool's maintenance and staff, as well as the park monitors.



**Al Machail - Asst. of Parks & Recreation and Coach** vwoa-se@sbcglobal.net

Mr. Machail is under the direction of the Superintendent of Parks and Recreation. He assists in overseeing and developing recreation programs and activities for VWOA.



**Melynda Porter - Administrative/Collections Specialist** vwoa-re@sbcglobal.net

Mrs. Porter provides clerical and administrative support, and any payment plan questions may be addressed to her.



**Grace Briggs - Administrative Assistant** vwoa-al@sbcglobal.net

Ms. Briggs provides clerical and administrative support. -Notary-



**Jamie Esquivel - Superintendent of Maintenance**

Mr. Esquivel maintains the VWOA common grounds, structures, and additional needs under the direction of the Board and management. He supervises the maintenance crew and actively enhances the beautification and value of our neighborhood.



## Soccer

The soccer/football field at the Sports Park has been closed for repairs and construction of a new irrigation system for several months, but now.... The WAIT IS OVER!!



Our Fall Soccer Season began September 8th and with our new fields, we are looking forward to another awesome season.

The soccer program has been the most successful program in our community. The 2012 Spring Season brought 240 players, male and female, and this Fall has a registration of 216. Our partner has been Lackland Air Force Base Youth Soccer. Both of our leagues have enjoyed competing and learning from each other. We thank Lackland Air Force staff for their cooperation in arranging for our non-military soccer parents to get access to the base during the whole soccer seasons. **Let the games begin!**

## Park Monitors

Have you seen the guys in the highlighter yellow shirts at the Sports Park recently? They are your Park Monitors. We want to ensure that everyone in the park lives here or is a guest of someone who does. Please don't be offended when he asks to see your VWOA ID card. This is being done to protect you and the facilities that your HOA dues provide. Just like we check ID cards at the pool, now our Park Monitors will request them in the Sports Park. So please, bring your ID's with you each and every time you visit the Sports Park. As always, entrance to the VWOA Sports Park facilities is limited to VWOA homeowners and renters in good standing and their accompanied guests.



### Horseback Trail Rides in Westcreek!



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or Call 210-316-3166



## 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](mailto: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).

## J & J CONSTRUCTION

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## All Recreation is Therapeutic!

by Nancy Griffin  
Superintendent of Parks and Recreation



Allow me to introduce myself - my name is Nancy Griffin, and I am the new Superintendent of Parks and Recreation. I have a B.S. in Recreation Administration with an emphasis on therapeutic recreation. Having many years of experience in this area, I am looking forward to helping you make that investment in yourself. We have some wonderful programs already in place and we are planning to expand the number and the variety of activities available to our residents. I am very excited about joining the Westcreek team, and appreciate the very warm reception that I have received over the past few weeks. Please watch for postings of new and continued programs in your newsletters. Thank you again for the opportunity to work with you, and know that my door is always open for your thoughts and ideas. Please remember to check our website for VWOA upcoming events.

Did you ever stop to think that ANY recreational activity that you participate in and enjoy has therapeutic value? Whether you are jogging- pounding away the stress of the day, or scrapbooking- reminiscing of happy days from your childhood- every single recreational activity provides benefits for you.

If you were told you could never take another vacation, you would be quite upset and rightfully so. We use our vacation time to relax and de-stress doing things we enjoy... recreational activities! Fly fishing in a mountain stream, sun bathing on the beach, skiing in Aspen, even doing the Sunday crossword puzzle...they all provide for your physical or mental well-being.

Now, if that isn't justification for taking more time to do these things, I don't know what is! So schedule-yes, schedule if need be- more time to do the things you love. Make that investment in yourself!

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## Classified Ads

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**Christian Home Educators of West San Antonio** home school families in the Westcreek area. Email Janet at [wcreel@sbcglobal.net](mailto:wcreel@sbcglobal.net) for more information.

**Heavenly Touch Cleaning Service.** Affordable price, move in/out. Residential/Commercial. Insured and bonded (210) 683-4079

**Buying – Selling – Investing.** Call me Neighborhood Realtor. Westcreek resident 12 years. 210-386-4802 – Norma Garcia



**Don't forget to  
check out the  
fun fitness classes  
held at the  
Community Center!**

[www.VillagesofWestcreek.com/calendar](http://www.VillagesofWestcreek.com/calendar)

## Villages of Westcreek Owners' Assessment Coupon

**\$78.00 DUE 10/1/2012**

**4th Quarter 2012**

**Property Address:**

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**Mail coupon with payment to  
VWOA**

**12395 Military Drive West  
San Antonio, Texas 78253**



Villages of Westcreek  
12395 Military Drive West  
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