



# 2013

## Happy New Year!

### Awards for Westcreek

The Villages of Westcreek received two prestigious awards from the San Antonio Community Associations Institute. We are very proud to accept both the Grand Award for Community of the Year and the Manager of the Year Award of Distinction. We are equally proud to have received both awards for the second year in a row. Onward and upward team Westcreek!



**Grand Award for  
Community of  
the Year**

**Manager of the Year  
Award of  
Distinction**

### Resident Response

## Villages of Westcreek Angel Tree



Dear Fellow Neighbor,

I cannot thank you enough for your generous donation of Christmas gifts to my kids. You've given them the gift of a great Christmas and the gift of stress release for me. Although the Angel Tree is anonymous, I feel blessed to know I live among such giving people. May your holidays be blessed with peace and love. Thank you.

Dear Villages of Westcreek Association,

Thank you for creating the Angel Tree this year. Your thoughtfulness led an Angel blessing to me and my family. Although we don't express it often enough, please know that your efforts to create a family community has not gone unnoticed. We believe this is the most caring community we've ever lived in. Many blessings to your staff. Merry Christmas.



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

by John Steele  
President, VWOA Board of Directors



I hope all of you enjoyed a festive holiday season. I was honored to represent the Villages of Westcreek Owners Association at the 2012 San Antonio Community Association Institute Awards Banquet. This year your community was recognized with the Grand Award for Community Association in all of San Antonio. The competition was tough but Westcreek stood above the rest, congratulations for living in the best Community Association in San Antonio. It doesn't stop there, our own Community Manager, Mrs. Brenda Tate received the Award of Distinction as an Outstanding Community Manager of the Year for 2012. We are very privileged to have Mrs. Tate work for us and very proud of her recognition. This marks the second year in a row that Westcreek and Mrs. Tate have been recognized with awards from the San Antonio Community Association Institute.

We have entered into a new calendar year and the Villages of Westcreek are meeting our challenges with a budget that included no increase in your HOA assessment. This is due in large part to the staff's aggressive management of their expenses and the implementation of effective programs to support you, the homeowners and residents. Many times residents ask where their assessments are spent and you can find the answers in several places. First, the Villages of Westcreek post our budget on our community website as well as all of our governing documents, meeting minutes, and notices. Next, the Board of Directors meets monthly to discuss the business of the Association and the Board meetings are open to our Association members. At these Board meetings, the execution of the budget is reviewed and financial decisions are discussed that require the Board's approval. Please take the time to visit your website and attend the Board meetings. This is your Association and we need your participation to make it a better place to live.

As your president, I represent you and our community. I do not believe in "big government" and strongly support our community members resolving issues at the lowest level possible. Living in a community governed by extensive and exhaustive restrictions and rules is not what I envision when I consider living in the Villages of Westcreek. This requires each of us to commit to maintaining our homes and neighborhoods. Unfortunately, this is not the path some of our homeowners and residents follow.

We have guidelines and standards to address the more visible and serious infractions. Our staff and volunteers try to impartially apply these guidelines and standards uniformly across our community. I will be the first to admit that mistakes occur and the staff and Board acknowledge these errors and take actions to apologize to the homeowners and residents when errors are identified—we are not infallible. The Board and staff have specific laws set forth by the State of Texas we must also follow when addressing some conditions that violate our guidelines and standards. These laws are in place to protect both the homeowners and the HOA from overzealous actions or blatant disregard for personal responsibility. If you feel you are a victim of overzealous actions, please contact the Board of Directors through our community website or through the staff so we can address your concern.

Westcreek is a great place to live and we are so blessed by the members in our community. I hope you get out and participate in some of the community activities the staff organizes or enjoy using the community's common areas such as our pools and sports park. The Board and staff are continuously looking for new ideas for programs and improvements to meet our homeowners' requirements. If you have any ideas, please share them with us.

Please remember if you are a pet owner, you are personally responsible for the actions of your pet and for complying with the Bexar County leash law--this includes both cats and dogs. This is one of the items that is raised as a complaint from homeowners the most. Please help us to reduce the situation by keeping your pets on a leash and cleaning up the waste left behind when taking them for a walk.

Thank you again for being a homeowner or resident in the greatest community in San Antonio, the Villages of Westcreek.

## Your Neighbor, Your REALTOR!

*Whether buying, selling or renting...  
I can help!*

***A True Westcreek Specialist***



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REALTOR

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**RE/MAX** RE/MAX North-San Antonio  
210-495-4850  
FAX 210-495-4851

*Call for a free market analysis*

*Certified Residential Specialist  
Accredited Staging Professional*



## Holiday Lighting Contest

Thank you to everyone who entered the Holiday Lighting Contest, and congratulations to the winners!



*Best Holiday Spirit*



*Best Overall*



*Best Use of Lights*

## 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:

President - John Steele

Vice President - Richard Gentry

Secretary - Kevin Drummonds

Asst. Secretary - Kenneth Fowler

Treasurer - Jennifer Castro

### Staff:

Brenda Tate, Community Manager

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

### Committees & Chairs:

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

## A PLACE FOR YOU!

AMAZING GRACE LUTHERAN MISSION  
12525 POTRANCO ROAD

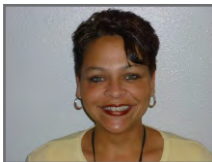
SUNDAY SCHOOL 9:00 PM

SUNDAY WORSHIP 10:15 AM

[WWW.AGLMSA.ORG](http://WWW.AGLMSA.ORG)  
(210) 679-7800

## Manager's Minute

by Brenda Tate  
Community Manager



Happy New Year Westcreek!

This is my favorite time of year for many reasons. I am so energized at the prospect of planning for a new year. January is a great time to reflect on accomplishments and lessons from the past year, while developing powerful plans for the New Year.

I am proud to announce that The Community Association Institute of San Antonio awarded The Villages of Westcreek the Grand Community of the Year and the Manager of the Year for the second year in a row. We will continue to strive for perfection as a Community!

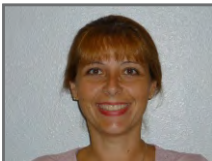
This Year the Villages of Westcreek took on a new project called the Westcreek Angel Tree. We wanted to help the families in our community who may be experiencing difficult financial times by providing a bit of Christmas joy. I am eager to report through the donations of kindhearted Westcreek residents we were able to provide Christmas joy for 30 families, who might not have been able to share in the season--excellent job and a sincere thank you to everyone who adopted a Westcreek Angel.

We closed out 2012 with a balanced budget and we were able to restore our severely depleted reserve funds. We will continue to move towards a strong financial foothold in 2013.

Volunteers are what make our homeowners association a community. Please take the time out to volunteer. Every one of us has hidden talents to offer, and your talent is what keeps Westcreek growing strong.

## Home Maintenance

by Adrian Suttles  
Superintendent of Standards



Winter is upon us. Now is a good time to step back and inspect your home.

Look for wood damage or rot that needs to be fixed. If you let these things go, they can spread and/or get worse, making it an expensive repair. Painting is another important necessity for your home. It not only helps your home look nice, and helps to keep your property value up, but it also helps protect the wood. If the siding or trim is faded or cracked, which is common

from our south Texas sun, you can start getting quotes now. If you are thinking of painting anything a different color, a Property Improvement Application (PIA) will need to be submitted. Shingles are also one of those items that take a beating from the sun. Replace any loose or missing shingles, or look into having your roof replaced. Just like with painting, if you choose to replace with a different color a PIA needs to be submitted beforehand. Another issue we tend to neglect is fences. Adjoining fences are shared 50/50, so now is a good time to get with your neighbors to set up a schedule for necessary repair or even replacement.

If you are thinking of doing any exterior home improvement projects in the spring, you can start planning now. PIAs are good for 90 days, so you can plan your landscaping or home projects and get all your applications submitted now so you can be ready to go when the time comes.

The following are suggestions of maintenance projects that you can do throughout the year to maintain your property.

- Add a second layer of insulation to your attic. R-30 insulation is considered the minimum. If your house is relatively new, it probably conforms. If not, consider adding insulation.
- Caulk around window and door glass and trim, and all exterior trim. Install or replace weather stripping on all doors and windows.
- Check for cracks around pipes and electrical outlets entering or exiting the walls.
- Have your heating system checked by a licensed heating/air-conditioning professional. Most furnace manufacturers recommend at least annual inspections.
- Check gutters and clean them if necessary. Clogged gutters can result in damage to the gutters, or even wood damage to your home.
- Have your chimneys inspected by a chimney service and, if necessary, cleaned.
- Insulate any water pipes that are exposed to freezing cold.
- Replace the batteries in carbon monoxide and smoke detectors, and check to make sure these are all in working order.
- Check fire extinguishers, charge and replace as necessary.

If you have any questions regarding the Standards you can find them on our web site, stop and speak with the monitor for your area as you see them working their route, or call the office. The Homeowners Association is here to help you with any questions or issues you may have.





## Recreation

by Nancy Griffin  
Superintendent of Parks and Recreation



# Happy New Year

### Auld Lang Syne-

2012 was a busy and productive year with lots of improvements. We had new decking put on both pools, beautiful green grass on our soccer fields thanks to a new sprinkler system, and a wonderful new flag pole placed at the Community Center. We added new events, and attendance grew for every event. Our annual picnic, National Night Out, and Fall Fest each had 1000 plus in attendance. We ended the year with a Westcreek Angel Tree to ensure that ALL Westcreek residents had a Happy Holiday. Community helping community, what a wonderful way to end a year!

### Hello 2013 –

The Rec Department is looking forward to a bigger and even better year in 2013. We will be revisiting some past traditional events and adding new ones as well. We offer these events for you. Come enjoy!

### 1st Quarter Dates to Remember:

**January 2** - Spring Soccer Registration begins; forms are available at the VWOA Community Center

**January 31** - Spring Soccer registration ends at 5:00pm

**February 2** - Soccer Meet & Greet

**February 9** - Mardi Gras/Casino Night

**March 23** - Easter Egg Hunt



## Soccer

### WESTCREEK SPRING SOCCER 2013



VWOA Rec Department firmly believes that team sports are very important for young children. They learn cooperation and good sportsmanship. They develop agility and focus, all while having fun! That is why we are fighting to keep our soccer leagues affordable for our participants. We can keep our expenses down because we have not had to pay Coaches and Referees thanks to our volunteers that fill those positions. Currently our registration fees are about half the cost of the other area leagues. Unfortunately, we must increase the cost of the spring season by \$5.00 per child. This is due to the increased cost of running the program. This season we will be awarding medals at season end rather than trophies to help keep our league costs as low as possible.

Registration for Spring Soccer begins January 2, 2013 and closes at 5:00 pm January 31, 2013.

#### Resident Fees:

\$55 for 1st child

\$40 for each additional child

#### Non-Resident Fees:

\$60 for 1st child

\$44 for each additional child

We have had over 200 kids registered in the last two seasons, averaging 24 teams per season. If you are interested in becoming a Coach or serving as a Referee (we need 8 every Saturday Morning for games), please call the VWOA office @ 210-679-8761. We do offer discounts for Coaches children.

Help us keep your cost low by VOLUNTEERING!!!



**Juan J. Romero**  
Electrical Engineer  
Master Electrician

**We'll fix your "Did it yourself" problem!!**

322 chloe hts  
at the Reserve of Westcreek  
San Antonio, Texas 78253

Cel 1: 713-376-5574  
Cel 2: 713-376-1327  
eisaelectrical@gmail.com

## Karate Tournament

On Saturday, October 27, 2012, the 2nd Olympic Karate Dojo Tournament awarded the young champions of all categories male and female with gold, silver, and bronze medals for the first, second, and third places in Kata (Forms) and Kumite (Sparring). The participation of several dojos produced a fun, friendly, and competitive atmosphere.

The Olympic Karate Dojo, along with Like the Wind Dojo, and Dojo of Texas competed vigorously. All children demonstrated their skills and discipline at high levels. These events reflect the expansion and ability to enable future champions.



Senseis and Sampais who contributed to our successful tournament made us proud, and on behalf of our humble dojo, thank them for their support. Without them, the tournament would not have been successful.

Sensei Al Machail, 4th Degree Black Belt, Organizer and Host

Sensei Dan Alvarado, 4th Degree Black Belt, Organizer  
Sensei Ana Guizar, 2nd Degree Black Belt, Organizer  
Sensei Michael Weaver, 3rd Degree Black Belt, Presiding Judge

Sensei Raul Hector Hernandez, 3rd Degree Black Belt, Judge

Sempai Nanette Springer, 1st Degree Black Belt, Judge

Sempai Mark Tovar, 1st Degree Black Belt, Judge

Sempai Elizabeth Alvarado, Brown Belt 1st Kyu, Judge

Sempai David Crosby, Brown Belt 1st Kyu, Assistant Coordinator



Thanks to all the Senseis, Olympic Karate Dojo Staff, and the Parents for an awesome job! Go OKD Go!

## Horseback Trail Rides in Westcreek!



**Fun and relaxing rides on well-behaved horses through scenic wooded trails!**

**Rides are available by appointment daily. Great for families, couples, and birthday parties.**  
**Visit us at 12396 Military Drive, across from tennis courts.**

**Please call to reserve.**  
**210-509-3276**  
**Let's ride!**

## Coupon \$1 off

## Fiesta Farm Admission

Midweek  
9 – noon  
Saturday  
9 – 5  
Sundays  
1 - 5



**Come Ride  
Ponies!**

## Fiesta Farm



8497 FM 1560 N (Off Culebra Rd.) SA, TX 78254

Petting zoos, pony rides, hay ride and play areas

Our farm hosts great 3 hour birthday parties and educational field trips. Reserve today!

Open year round with shade for warm days and a big dry barn for inclement weather.

Families welcome for \$7 per person (ages 2 and up).



Admission includes pony rides and a hay ride.  
Or ... We can bring a petting zoo and pony to you \$175

Visit [www.FiestaFarmLC.com](http://www.FiestaFarmLC.com)  
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).



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Something to fit every need.

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**11130 W. Military, San Antonio, Texas 78251**

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visit, we will be  
happy to show  
you around.

**A-AAKEY**  
**MINI**  
**STORAGE**



**3rd Annual VWOA  
Mardi Gras Casino Night  
Saturday, February 9th  
7:00 to 11:00 pm**

Tickets will be going on sale soon for the VWOA 3rd Annual Mardi Gras Casino Night. This event has sold out every year and it is a fun, adult-only event for our community.



Villages of Westcreek  
12395 Military Drive West  
San Antonio, TX 78253

**Villages of Westcreek  
Owners' Assessment Coupon**

**\$78.00 DUE 1/1/2013**

**1st Quarter 2013**

**Property Address:**

**Mail coupon with payment to  
VWOA  
12395 Military Drive West  
San Antonio, Texas 78253**

**Classified Ads**

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

**Asian Fusion Restaurant & Bar:**

[www.facebook.com/asianfusionsa](http://www.facebook.com/asianfusionsa). We cater for all parties. Function rooms available for company meetings, parties and gatherings. Call (210) 521-2128 for reservations.