

# A FAMILY CENTERED COMMUNITY

## The Villages of Westcreek

# Welcome Home

12395 Military Drive West  
San Antonio, TX 78253  
Phone 210-679-8761  
Fax 210-679-0040

Public website: [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com)

Private website: <https://spectrumam.com/>

Facebook: <https://www.facebook.com/VWOA2017/>



*Established 1987*



## ENJOY OUR AMENITIES

Our community has many amenities for our residents to enjoy, including a 20 acre Sports Park and a Community Center. The Sports Park is home to a junior Olympic size swimming pool, one full size basketball court and one kiddie size basketball court in the Tot Lot, two tennis courts, playground, football/soccer/T-ball field, a walking trail, sand volleyball court, a large covered pavilion plus picnic tables and grills. At the Community Center you will find a second junior Olympic size pool, 8,000 sq ft dog park, horseshoe pits and a 1/2 mile walking trail. Drop by the Community Center to obtain your "Amenities Access" cards.

## COMMUNITY ACTIVITIES

Our Community Activities Department offers a wide range of activities such as: an active Sports Program for the kids, Fitness and Dance Classes, Movies in the Park, Santa in the Park, Casino Night, Swim Lessons, Easter Egg Hunt, Christmas Lighting Contest, and Community Festivals to name just a few!

## WELCOME HOME

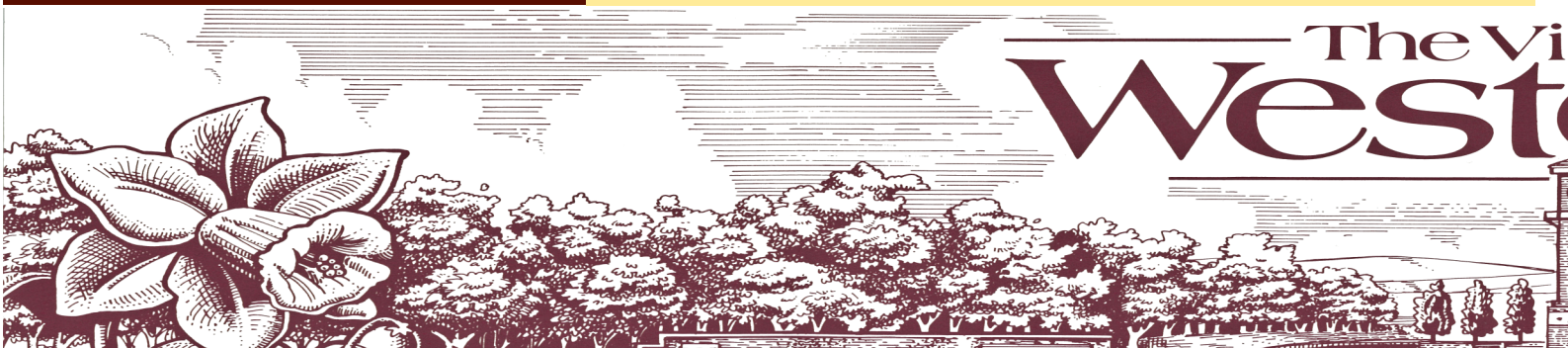
The Villages of Westcreek Owners' Association (VWOA) wishes to extend our warmest welcome to you and your family for deciding to make our community your home.

When you purchased your home in The Villages of Westcreek, you AUTOMATICALLY became a member of The Villages of Westcreek Owners' Association. As a member of the Association you are entitled to some BASIC RIGHTS (enjoyment of common properties and facilities and voting on issues affecting the property) plus some BASIC OBLIGATIONS (payment of assessments and conformity to the provisions outlined in our governing documents: i.e., The Declaration of Covenants, Conditions and Restrictions, By-laws, Standards, Rules and Regulations, etc.).

## PURPOSE OF THE ASSOCIATION

The purpose of the Association is to administer the basic functions needed to efficiently preserve the value and amenities within the community. In general we have the power and duty:

- To provide maintenance services to the properties which it owns or administers.
- To protect the investment and enhance the value of the property owned by its members.
- To provide an efficient mechanism for numerous people with diverse interests, backgrounds, and living habits to live in a proximity and to share common possessions with a minimum of inconvenience and loss of personal rights.
- To provide the environment within which social contacts between neighbors can develop spontaneously.



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## MANAGEMENT

Spectrum Association Management has been contracted to handle the day-to-day operations of the Association. The Community Manager is the liaison between the Board and the individual owners in matters of Association operations and should be contacted if you have any questions or concerns.

You can contact the Community Manager by calling 210-679-8761 or by email at [CM@villagesofwestcreek.com](mailto:CM@villagesofwestcreek.com).

If you're looking for detailed general information about our community, you can visit our public website at [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com).

## BOARD OF DIRECTORS

The community is governed by the Villages of Westcreek Owners' Association, led by a Board of Directors. The Board conducts VWOA business on behalf of the members using, as basic guidance, the Declaration of Covenants, Conditions and Restrictions (CC&Rs), Bylaws, Standards and various Resolutions.



## ASSESSMENTS

You will be paying quarterly installments of an annual assessment for administrative, financial and maintenance services, employees and the eventual replacement of improvements. The assessments pay for things like maintenance and operation of the common areas and greenbelts, insurance, copies, postage for billing, management and other things you may not see but are necessary costs for running a community this size.

Your quarterly assessments are due on January 1st, April 1st, July 1st and October 1st of each year.

You can make payments as follows:

- In person at the Community Center
- By U.S. Mail
- Online at <https://spectrumam.com/>
- Pay by phone 1-877-342-6233
- Bill Pay set up through your bank

Visit our website at [www.villagesofwestcreek.com](http://www.villagesofwestcreek.com) for more details!

# Villages of Westcreek





Volunteers are a key component to the success of our community. The volunteer experience can be rewarding by knowing that your efforts really make a difference.

When you share your expertise and talents with the community, whether it is serving on the Board, serving on one of the committees or volunteering with one of the many activities, you help strengthen the HOA from within. Also, by volunteering you help us keep costs down, which enables us to do much more for our members. Our Volunteers are the “heartbeat” of The Villages of Westcreek.

To learn about volunteer opportunities and how you can make a difference in our community contact the office at 210-679-8761.



Access your personal Homeowner Portal at <https://spectrumam.com/>. By doing so, you will gain access to not only your personal property account but also our governing documents, financial

statements, annual budget, meeting minutes and email updates about your community.

By creating an account, you can pay your VWOA Assessments by credit card or e-check.

# Deed Restrictions

## WHY WE NEED THEM

Deed restrictions have been successful in many residential and mixed-use developments. These protective covenants are the basis for ensuring a quality environment as well as assisting residents in maintaining the property values. Deed restrictions cover things such as: allowed land uses, setbacks, utility easements, materials, colors, etc. to be used plus the procedures for dealing with non-compliance. Generally, their purpose is to: 1) preserve, so far as possible, the natural beauty of the properties; 2) avoid harsh contrasts between structures and landscape; 3) guard against the use of unsuitable materials and the erection of poorly designed or proportioned structures; 4) encourage and secure the erection of attractive improvements that are harmonious and compatible with their sites; and, 5) enhance and maintain the environmental quality and economic value of the Homeowner's property.

Contact our Standards Department if you have any questions on any of our Deed Restrictions and Standards.

## CONTACTS AND OFFICE HOURS

### IMPORTANT PHONE NUMBERS

- Office Phone: 210-679-8761
- After Hours Emergency Number: 210-494-0659
- Fax: 210-679-0040
- Information Line: 210-679-7241

### IMPORTANT EMAIL ADDRESSES

- Board of Directors: [BOARD@villagesofwestcreek.com](mailto:BOARD@villagesofwestcreek.com)
- Community Manager: [CM@villagesofwestcreek.com](mailto:CM@villagesofwestcreek.com)
- Office Manager: [OFFICEMANAGER@villagesofwestcreek.com](mailto:OFFICEMANAGER@villagesofwestcreek.com)
- Community Activities Department: [ACTIVITIES@villagesofwestcreek.com](mailto:ACTIVITIES@villagesofwestcreek.com)
- Standards Department: [STANDARDS@villagesofwestcreek.com](mailto:STANDARDS@villagesofwestcreek.com)

### OFFICE HOURS

- Monday 9:00 am – 6:00 pm
- Tuesday 9:00 am – 6:00 pm
- Wednesday 9:00 am – 6:00 pm
- Thursday 9:00 am – 6:00 pm
- Friday 9:00 am – 6:00 pm

**NOTE:** The Office is open on the 2nd Saturday each month from 9:00 am – 1:00 pm