



## Notes by Diego Torres – President

I hope that with the Spring Season our membership will continue to unite and enjoy our great community. We continue to work in solving the major issue which is the pool roof. The Board now has ownership of this action and we will be sending Survey sheets to all the residents which will include the choice of the three proposals:

- 1. Hip Roof a/b, 2. Gable Roof a/b, and 3. Complete the existing structure.**

Your prompt response is requested.

When these forms are returned, the Board will review them and will act based on the proposal that receives the most choices. The results will be announced at our March 19<sup>th</sup> meeting.

We continue to ask that any resident willing to find a contractor that will submit a bid on **Proposal 3**, to contact me and I will supply you with the necessary specifications and Engineering Study City Compliance Requirements.

A BIG “thank you” to all our committees for their hard work and successful programs.

### **Delinquent Fee Homeowners will go to Small Claims Court**

From the VWL Treasurer

The Board, at its meeting February 19, approved increasing the HOA dues late payment fee by 1/2 of one percent a month on the unpaid balance, effective March 1, 2013. They also approved having the Treasurer and one other Board member start taking delinquent homeowners to Small Claims Court in an effort to reduce the outstanding delinquencies. These actions were approved in an attempt to reduce the outstanding delinquencies to a more reasonable amount.

Delinquent homeowners will be advised of these changes in writing and offered an opportunity to set up a repayment plan. Should they refuse that opportunity and be taken to Small Claims Court they will also become liable for any court costs in addition to paying their delinquent account.

Village of Westlakes  
Board Meeting  
3<sup>rd</sup> Tue. / Martes,  
**Mar. 19, 2013**  
7:00 P.M.  
Clubhouse

I am asking for your continued support on these programs and activities.

I was at Adobe Wells on Wednesday February 20<sup>th</sup> to review their solar panel pool heating system and I was really impressed with their friendliness and seeing them enjoying their amenities.

### **Solar Heating Panels**

Report given at the Board Meeting 2/19/13  
by Mary Goss, Pool Chair

**Michael Alebis** was thanked for doing the research two years ago for solar panels by contacting contractors and a solar energy company for a roof change to accommodate solar panels in anticipation of future solar heat. This is not an immediate priority, but it was found that with two to three years of planning, a tremendous amount can be saved on energy in the future.

James Snavelly of Sundance Solar (has 30 years in solar business in Valley, San Benito) recommended **a roof area of 1,300 square feet to accommodate 14 to 16 solar panels. The present roof conforms to the ACC guidelines of a 6/12 pitch.**

The solar panels Sundance Solar installs are made by Heliocal. which heated the swimming pools for the summer Olympic games in 1996 in Atlanta and in 2004 in Athens. The Air Force training center for water survival skills in Georgia with a 210,000 gallon pool is heated to 85 degrees year round by Helicol solar panels at a savings to the government of \$36,000 per year. **Helicol solar panels have a 12-year warranty and**

*Solar Heating Panel Report continued p. 3, col.1*



# HAPPY Birthday

## IRENE!

Irene Jakl (4104 Carnation Court), a VWL resident for over 15 years celebrated her 93<sup>rd</sup> Birthday on Thursday, February 21. **HAPPY BIRTHDAY GREETINGS** from all of your VWL neighbors, Irene!.

### PANCAKE BREAKFAST

**SAT., Mar. 2, 2013**  
**8:00 AM till 10:00 AM**  
**VWL CLUBHOUSE**  
**COST: \$3.00**



**\*\*\* FIESTA NIGHT\*\*\***  
**POTLUCK DINNER**  
**MARCH 9<sup>TH</sup>, 2013**  
**SOCIAL HOUR AT 6:00 PM**  
**DINNER AT 6:30PM**  
**PLEASE BRING YOUR FAVORITE MEXICAN DISH TO SHARE!**  
**ICE TEA WILL BE PROVIDED**  
**BYOB IF YOU WOULD LIKE**  
**PLEASE SIGN UP BY MARCH 4<sup>TH</sup>**  
**HOPE TO SEE YOU THERE!!!**

### April Link Items to Laura Coffman

by Nedra S. Kinerk, editor

The April *Link* newsletter will be prepared by **Laura Coffman**. Please submit information to **Laura** by March 22.

## WHAT'S GOING ON?

for March 2013

### Que Pasa?

at the Village of Westlakes

### VILLAGE OF WESTLAKES BOARD MEETING

**Tuesday, Mar. 19 – 7:00 P.M.**

- Golf - Mixed:** Tue., at 10:00 A.M.
- Golf - Mixed:** Wed., at 10:00 A.M.
- Golf - Mixed Best Ball:** Fri., at 10:00 A.M.
- Club Championship Tournament:** Fri. & Sat. Mar. 15 & 16
- Golf banquet:** Sat., March 23.
- Pool - Water Aerobics:** Tue., Wed., Fri., 4:00 P.M. - (weather permitting)
- Ladies Lunch:** 2<sup>nd</sup> Mon., monthly, Meet at 11:30 A.M. at the restaurant.
- Line Dancing:** Wednesday 1:00 to 2:30 P.M.
- Fiesta Night:** Mar., Mar. 9, 6:00 P.M.
- Social/Cocktails:** Thu., 5:00 P.M.

### Ladies Lunch



March 11, 2013, 11:30 A.M.  
Republic of the Rio Grande  
1411 S. Tenth Street, McAllen

Call **Carol Lund** at 683-9522 by Sunday night for reservations.

### DAYLIGHT SAVINGS

### TIME BEGINS

### Sunday, March, 10



*The Link* – a voice for VWL HOMEOWNERS

#### VWL BOARD OFFICERS

- |                |                              |
|----------------|------------------------------|
| Diego Torres   | President/Board member       |
| Lydia Mora     | Vice President/Board member  |
| Kay Elliott    | Secretary/Board member       |
| Gregg Groepper | Treasurer/Board member       |
| Karen Kinerk   | Parliamentarian/Board member |

- |                 |                        |
|-----------------|------------------------|
| Norm Sands      | Bookkeeper             |
| Nedra S. Kinerk | <i>The Link</i> Editor |



by Hal & Maureen Kicza,  
Golf, CoChairs

A putting contest was held on Feb. 16<sup>th</sup> for 25 members and guests followed by “subs” and drinks. **Iva Keacher** and **Millie Hedtke** were the women winners with a score of 37 followed by **Irmgard Wooten** with 39. Men winners were **Gary Huseby** with 37 and **Tom Schmit** with 38. Tied for third place were **Larry Rericha**, **Rich Kuntz**, and **Les Hedtke** with 39.

The next and final tournament will be held on March 15<sup>th</sup> and 16<sup>th</sup> at 9:30 A.M. A golf banquet for all members will be held on March 23<sup>rd</sup>.

### Solar Panel Heating Report to Board

continued from p. 1

**will be replaced at no charge for the first five years.** Virtually maintenance free, they have a **20-year system life-time or more, and are hurricane proven up to 160 mph winds.**

BASED ON THE PRESENT VWL \$3,500 BUDGET

FOR HEATING THE POOL

Typical return on solar investment is 2.5 years. **A ten-year cost analysis of savings on energy is \$26,863. Without solar heat expect an energy bill of \$37,285 for 10 years.** To fill the LP tank now is \$867 compared to \$258 in 1998. In comparison, in 10 years, we can expect to pay \$400 more to fill the LP tank, an estimated \$5,500 a year for LP. Without solar panels, it is a sure thing VWL HOA fees will increase.’

At present, a tank of LP will heat the pool 8 to 10 days. Heating to 82 degrees with our present budget of \$3,500 means we can heat the pool about 32 days or one month.

The recommended 14 solar panels will take 3.5 years to see a return on our investment at a cost of **\$10,608 — a savings of \$2,985 the first year and a total savings on energy in 10 years of \$26,863.**

Joyce, of Kellar/Williams Realty, advises that amenities help determine our home values because the Village has HOA fees. We use a golf course and clubhouse year round. A pool with solar heat can be utilized year round with no increase to HOA to pay for fuel to heat the pool.

### Brush Disposal Area

Diego Torres, VWL President

The brush disposal area for tree limbs and shrubs will be open for your convenience from 7:00 A.M. to 3:00 P.M. during the week. On weekends or after 3:00 P.M., you will need the combination to place any items in the brush disposal area. The combination is for VWL residents only, the number is 4101.

Please place your cuttings/tree limbs all the way to the back of the bin. Close the gate and lock it. We are locking it because it is for VWL residents only and we have had contractors using our bin for their private dump. Do not leave anything in front of the gate.

**PLEASE: NO PLASTIC BAGS, PLASTIC PLANT POTS, BOXES, OR BROWN BAGS. THE CITY WILL NOT PICK UP THESE ITEMS.**

The City provides brown bags for grass cuttings and leaves ONLY. These bags may be picked up at the McAllen Public Works Center (956-681-4000) located on N. Bentsen Road. These bags should be put out on Monday of collection week (3<sup>rd</sup> week of the month in your designated area for pick up).

Thanks for your cooperation.

The Grounds Chairman is **Mark Roberts** 956-205-0094 (h) 248-802-2546 (c)

The recommended 14 to 16 solar panels will heat the pool 87.8%. The solar panels, the pool heater, and a solar blanket **will heat the pool everyday all year to 84 degrees.**

**The pool can be utilized 12 months a year instead of 5 to 6 months a year. The swim season at the Village of Westlakes will be 12 months every year at a cost of \$10,608 and a savings in 10 years of \$26,862!! Solar heating is an investment in future savings.**

The VWL Homeowners manual does not allow solar panels placed on the ground. It should not matter how many residents use each of the amenities (clubhouse, golf course, pool), these amenities are offered to and paid for by all residents.

It is the Board’s responsibility to keep all amenities viable and any under-funding will be the choice of the Board.





### Pool Report to VWL Board – 2/19/13

by Mary Goss, Pool Chair

The Pool account is now set up with Hamlin Pools. Invoices are emailed to both **Norm Sands**, Bookkeeper and myself as Pool Chair. By stocking our own chemicals, (50 lbs of 3” CL tabs), \$38.00 is saved over what was charged by Xavier, the previous pool supplier.

On January 18, the LP tank was filled from 20% to 80% at a cost of \$867. The pool has been heated four times in the last month – 20% of the LP gas was used to heat the pool and 5% was used for heating the spa, leaving a total of 35% before refill.

Because of a high mineral content in the pool water and an extended time with a high PH level, the pool has become stained and this has caused scaling and popping of the plaster. Xavier said it had been three years since he had drained the pool for us. Tester kits and other pool companies say it should be drained every year. High mineral content also affects the heaters and can cause unnecessary expense. Hamlin Pools suggested a sequestering agent to minimize damage to the heaters.

If the pool is drained completely, it will cause more cracking and popping of the plaster. I am getting an estimate of a recommended ongoing “auto drain” that would not require yearly draining.

The Pool Committee request for the electronic code lock for the gate is on hold until all repairs are made to the pool equipment. These repairs include:

1. Spa heater not heating as it should.
2. Spa automatic CL is not working.
3. The copper pipes that go to each heater should be replaced by galvanized pipe.
4. A pump is leaking water.

The area between the fence and pool deck was sprayed on February 8<sup>th</sup>. When the weeds are dead, they will be pulled (by me) to cut down on pool maintenance.

All residents who would like to be notified when the pool will be heated should send me an email and I will notify them when

### VWL Library

by Judy Boyle Chair, Library Committee

We are getting many new additions to our stock of books in the library. They are greatly appreciated! Hope everyone will get in and use them.

When you donate or return books, PLEASE, do not shelf them. It makes a lot more work when they are found in the wrong place or are duplicates and have to be reshelfed. There is a box for books that are coming into the library; please use that for books you return..

2012 VWL DIRECTORY	
ADDITIONS / CORRECTIONS	pp.
Lydia Mora	pp. 13 & 29
lydiamora@rocketmail.com	

Bienvenidos

# WELCOME

NEW NEIGHBORS

Village of Westlakes  
DIRECTORY and  
RULES & REGULATIONS

# Home Improvement Committee

2012

**Betty C. Johnson**  
 2917 N. 42nd Street lot 90  
 686-1556  
 830 708-7661

### In Our Thoughts and Prayers

**Ed Thoennes** (4144 Carnation Court) has been hospitalized for health problems.

**Carolyn Shaver** (4108 Carnation Court) is recovering from a bout with shingles.

**Lydia Mora** (4109 Whitewing) had eye surgery last month.

**Connie Gressinger** (4101 Whitewing) had surgery for a broken hip.

### Mary Goss Resigns as Pool Chair

Mary Goss submitted her resignation as Pool Chair following the Board meeting effective February 23, 2013. The Board will be seeking a replacement for the position.