



Notes by Diego Torres – President

You will be getting the Annual Meeting packets soon and as explained at the November meeting, you should review the documents and take the necessary action to ensure that you vote your candidates' choice. The total number of votes cast, by candidate, will determine who serves the two 3-year terms and the 1-year term.

Be sure to also review the Approved Proposal addition to the BYLAWS (section 6.04, "Dangerous Animals" which affects all dog owners, and become familiar with the specifics of the BYLAWS and consequences for non-compliance.

The board, with your approval, sent a letter to the McAllen mayor supporting the Bell property owner on his request to maintain AO zoning on his property, which keeps us in the loop for when this

property is rezoned R1. Preliminary news indicate positive results.

Bon Voyage to Mr./Mrs. Norris & Ruth Overly who have moved to a residence that more adequately meets their need. They were great friends and neighbors that were active in the management and social activities of our community. We will miss them. (See the Overly's address status message in the newsletter.)

Wishing you and your families a Happy Thanksgiving. BE SAFE.

Village of Westlakes Annual Meeting Sunday, Dec. 14 2:00 P.M Clubhouse

Frisbee Golf at Daffodil Park

A 9-hole beginners frisbee golf course has been installed at Daffodil Park. The final plans to move the parking lot to the front of the property are being completed for bid. The site will be laser graded and prepped to be flood irrigated.

What is Frisbee Golf?



Frisbee disk golf is an up-and-coming sport involving little cost and can be played by people of all ages and skill levels.

The rules of disc golf are similar to traditional golf, except the ball is replaced with a disc, or Frisbee, and the hole is a supported metal basket. The goal is the same: to get the disc into the basket in the least amount of throws.

There are more than 2,000 disc golf courses in the United States and Canada, nearly all installed by city park departments.

Frisbee disk golf is a low-cost, family-friendly activity. It can attract people of all ages, because of cost and user-friendliness.

VWL Board of Directors Candidates

No additional nominations from the floor were made for the VWL Board of Directors. The following candidates will appear on the ballot mailed to you prior to the Annual Meeting. The two candidates with the highest votes will be named to the two three-year terms. The third candidate will be named to the one-year term. The Directors will convene in executive session to elect officers for the 2015 year. The candidates are:

- Michelle Quiroz
Jim Hall
Bill Duck



HAPPY HOLIDAYS



Pet ByLaw Vote Proposed

A number of residents have complained of dogs not being restrained by their owners and/or attacking walkers. A pet *ByLaw* adapted from a California law will be presented to the VWL homeowners for a vote at the Annual Meeting December 14.

The proposed *ByLaw* focuses on any dogs that have attacked people instead of labeling certain breeds of dogs. The proposal



would require owners of dogs to maintain control of their pet at all times. It provides a definition of a "Vicious Animal" and of a "Potentially Dangerous Animal."

The *ByLaw* would provide a \$25.00 per day fine for non-compliance and possible removal of the animal from the community. The entire proposed *ByLaw* will be mailed to all homeowners with the Annual Meeting notice.

WHAT'S GOING ON?

Que Pasa?

at the Village of Westlakes

for December 2014

VILLAGE OF WESTLAKES ANNUAL BOARD MEETING Sunday, Dec. 14, 2014 2:00 P.M.

Golf League play

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.

Pool-Water Aerobics: Tue./Wed./Fri., at 4:00 P.M.

Coffee Time: 1st Mon., at 9:30 to 11:00 A.M.

Ladies Lunch: 2nd Mon., monthly.

Meet at 11:30 A.M., at the restaurant.

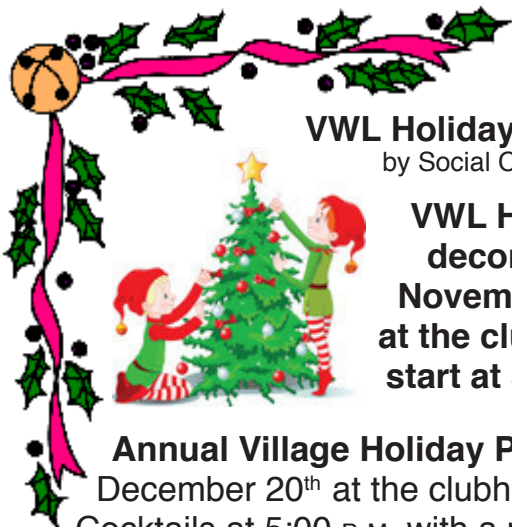
Holiday Decorating: Sun., Nov. 30. 3:00 P.M.

VWL Holiday party: Sat., Dec. 20.

Cocktails: 5:00 P.M.

Potluck dinner: 6:00 P.M.

Social/Cocktails: each Thu. 5:00 P.M.



VWL Holiday Plans
by Social Committee



VWL Holiday decorating November 30th at the clubhouse start at 3:00 P.M.

Annual Village Holiday Party

December 20th at the clubhouse.

Cocktails at 5:00 P.M. with a potluck dinner following at 6:00 P.M.

Further details will be sent out via the Village communications email.

Ladies Lunch



Mon., Dec. 8, 2014, at 11:30 A.M.

P.F. Chang's China Bistro

3100 Expressway 83

McAllen

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

The Link – a voice for VWL HOMEOWNERS

VWL BOARD OFFICERS

Diego Torres

President/Board member

Lydia Mora

Vice President/Board member

Gregg Groepper

Treasurer/Board member

Karen Kinerk

Secretary/Board member

Norm Sands

Bookkeeper

Nedra S. Kinerk

The Link Editor



COFFEE TIME

The monthly Monday Morning Coffee will be held at the clubhouse December 1st from 9:30 to 11:00 A.M. Come and enjoy a cup of coffee, a goodie, and some fellowship with your neighbors. Hope to see you there.



Thanks for Your Service

Karen Kinerk and Gregg Groepper

Karen Kinerk and **Gregg Groepper** will complete their terms on the VWL Board of Directors this month. Both have given a record number of years of service to our community and solved many problems including the restoration of the neighborhoods after the freeze of 2011 and the ice storm of 2012.

Achievements during their tenure:

- Revised and got passed the VWL BYLAWS.
- Created *Homeowners Manual* required by state law.
- Worked with Bookkeeper Norm Sands to put all VWL documents online.
- Provided owners access to the internet at clubhouse if no computer of their own.
- City grant for trees.
- City grant for wooden fence on west end.
- Replaced pool gate.
- Established the Compliance Committee to ensure properties were repaired after freeze 2011 and hail storm of 2012.
- Oversaw the repairs and replacement of damage done to VWL common ground and property after freeze and ice storm.
- Started water banking process with Hidalgo Irrigation District to protect against drought. Still have 187 acre ft. "banked."
- Enabled automatic irrigation on all VWL common property.
- Successfully rezoned all the VWL common property possible from R-3 to A-O agricultural /open space and R-1 in 2003.
- In cooperation with the City of McAllen surveyed all trees in the common areas and received and planted over 200 trees.
- Oversaw the successful completion of the cleaning and dredging of several ponds
- Established the automatic payment plan for the VWL dues saving countless hours and dollars on bookkeeping.
- Initiated regular monthly expenditure reports of plan vs actual expenditures.
- Brought unfiled federal taxes up to date.
- Initiated open-budget development process with owner input in the development of the annual budget.

- Initiated fertilizing and weed control program for residential property which is included in monthly dues.
- Initiated a *BYLAW* change requiring annual contribution to a reserve fund that presently has over \$46,000 for future emergencies, powers and duties 3.04 (k).
- Initiated a *BYLAW* change that restricted future Boards from borrowing money to finance projects, powers and duties 3.04 (j).

Both **Karen Kinerk** and **Gregg Groepper** have given 6-7 years of service on the VWL Board of Directors. In addition, **Karen** served on the Architectural Control Committee during the time that much VWL building was still taking place and corrected problems that occurred due to previous inactivity of that Committee. **Karen** followed in her father **Robert Kinerk's** path who also served 7 years on the VWL Board of Directors and also an additional year as President of the Links Association and the committee that guided the transition of the Links to the Village of Westlakes Homeowners Association.

Gregg has served as a member of the Grounds Committee and oversaw the successful completion of the cleaning and dredging of several ponds and repairs to the golf course. With Board approval, he sought and received *Texas Wildscapes* designation from the state of Texas and the *Backyard Habitat* designation from Quinta Mazatlan and several city grants for additional trees for the neighborhood. He secured city cooperation and professional advice to stop the erosion problem of the VWL lakes. He has worked to restore the wildscape area between Bentsen Road and the VWL.

As a long-term VWL homeowner (**Irmgard Wooten** and I are the longest-remaining homeowners in the VWL), I am grateful for **Karen** and **Gregg's** dedicated service, leadership, and accomplishments — especially during difficult times for our community. I am proud of both of them and thank them for their work to make this a good community in which to live.



Acres South of VWL May Be Rezoned

In order to promote more orderly development of the city, the City of McAllen is doing a comprehensive rezoning of properties currently listed as A-O (Agriculture/Open Space) to R-1 (Residential Single Family) or C-1 (Commercial). A 78-acre property owned and farmed by Mr. Bell, which abuts the south boundary of the Village of Westlakes has come before the McAllen Planning and Zoning Board for rezoning. Mr. Bell opposed the rezoning since he intends to continue to farm the land, and the Village of Westlakes supported Mr. Bell's protest.

Gregg Groepper presented the unanimous decision of the VWL Board to support Bell's position for the property to remain A-O, as well as, named conditions that we would like to have considered if the property is ever rezoned R-1. The VWL position is to ensure that we remain in the picture if the property is later rezoned for housing. **Groepper** pointed out that the VWL golf course and common ground property contiguous with Bell's is zoned O-A and that having the Bell property continue as A-O was important to the good wildscape habitat environment that we and the City are working to maintain. He asked that if in the future the area is developed, that R-1 be designated with consideration of a barrier to protect the new development from errant golf balls and the spread of invasive weeds and storm water runoff on our property. He also asked for dark street lighting and storm water detention provisions to avoid runoff into our subdivision. The P&Z Board supported the Bell and VWL request to remain A-O with one nay vote. The rezoning request now goes to the City Commission in December which has the final vote on whether the tract will remain A-O.

In a separate request, the P&Z Board voted to uphold Phyllis Griggs's request to remain A-O as she still maintains livestock on her property. Griggs's property is directly across Daffodil from the VWL 43rd Street entrance.

Grounds Committee Plans

by Gregg Groepper

December work

Remove curbing at tee box 6, trim durantha, and let grass invade the flower bed.

Paint pavers to use as replacement tee box markers.

Rebuild sand traps on greens 9 and 1.

Convert sand trap on 7 to a grass bunker.

Future work

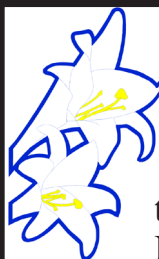
Slope the north bank of the pond on hole 5 to prevent erosion.

Plant trees along the water boundary to stabilize the bank where the rubber barrier has failed in the back of green number 7 and bank is caving in.

Develop erosion control plan for caved-in area on east bank of pond 3.

The new Overly address is:

Norris & Ruth Overly
2105 S. Cynthia Apt B102
McAllen, TX 78503



Our Sympathy Nuestro Sentido Pesame

to **Norm Sands** (4149
Carnation Avenue) on
the loss of his dad early in
November.

to **Sue Lewis** (2913 N. 43rd Street)
whose mother passed away October 25.

In Our Thoughts and Prayers



Sister of René Saucedá (4149
Carnation Avenue) continues in hospice care.
René is with her.

Lydia Mora (4109 Whitewing) is suffering
from repeated bouts of shingles.

Velma Schmit (formerly at 4213 Harvey
Drive) has been moved to a nursing home.

Betty Kuntz (4909 N. 43rd Street) is having
chemo treatments in North Dakota.

Sherrie Mandsager (2800 N. 43rd Street) is
continuing treatments locally as part of her
remission procedures.