



**Village of Westlakes
Board Meeting
Tue., May 19 & June 16 at 7:00 P.M**

Notes by Diego Torres – President

Hope everyone had a great Easter holiday and are enjoying this wet, Spring weather. All Village residents seem to be busy tending their flower beds as we prepare for the May flowers.

On that note, I would like to thank our garden beautification committee, **Judy Bausum, Maggie Duck, Wilma Langhamer** and **Norma Rodriguez**, for all the planning, reviewing, and choosing all the plantings placed at the entrances, clubhouse, and pool areas. A job well done.

The Billiard Room project is nearing completion and is being enjoyed by the residents. Thanks to the Committee members, **Julian Mora, Marsha Davis** and **Jim Gressinger**.

The Fertilizer contractor will be applying slow-release fertilizer with crabgrass and broadleaf control, spot spray on any weeds and treatment to fire ant mounds starting on Monday, May 4, 1915.

I would like to wish **Dennis and Sherrie Mandsager** the best luck and blessings on their relocation and thank them for their active support in the Grounds and social committees.

I also want to wish all the mothers a “Happy Mothers Day” and to all the veterans a “Thank You “ as we observe Memorial Day on May 25, 2015.



**2012 Insurance Settlement Received
Homeowner Recommendations**

The long-awaited insurance lawsuit initiated by VWL Board officers **Gregg Groepper** and **Karen Kinerk** following the 2012 spring hail storm damage has finally been settled with a monetary award of ~~\$168,000~~ the Village of Westlakes.

In the last *Links* newsletter residents were asked to offer suggestions for the use of the settlement money received. The results were compiled and will be offered to the current VWL Board for their consideration.

*** #1 recommendation: Increase the VWL Reserve Fund to a minimum of three (3) months operating expenses, which would be \$62,021 according to this year’s budget.**

By far the greatest response was to place the bulk of the settlement into the VWL reserve fund for emergency needs without having to have a special assessment or dues increase.

- **Recommendation was made to establish a minimum reserve fund of \$65,000.**
- **Recommendation to do a capital needs study to determine the long-term needs for the community before spending ANY of the insurance settlement.**

Examples of major contingencies that exist or can be anticipated were: convert to a single high-efficiency A/C for the clubhouse; renovating and repairing the pool bottom and deck; significant pond dredging; maintenance and erosion control; repair or replace pump house siding.

Some suggested items were about current maintenance and repair such as clean up and enhance the palm trees used by migratory birds, buy warming trays for pot lucks, and replace pool lounges.

Thanks to those residents who responded. These recommendations will be given to the VWL Board for their consideration.



Wildscape Restoration Project Update

by Gregg Groepper

As of the end of April water lines have been installed and 50 Texas lantana and velvet lantana plants have been planted thanks to the volunteer work of **Norma Rodriguez, Wilma Langhamer, Julie Groepper, Gregg Groepper, and Dennis Mandsager.**

The City is providing water to the project four times a week at 15 minute intervals around one in the morning. On Monday, May 4, an additional 20 plants will be installed. There will be eight colina and 12 goldeneye daisy plants.

The City water was off for a period of time, in part due to damage caused to the waterline by someone doing weed eating on City property and cutting through an irrigation bubbler. The problem has since been repaired and we expect the new plants we planted to begin getting water this Saturday morning. The City has killed weeds in those areas, provided compost and provided all of the plants, as well as, making sure the irrigation system was working and on a schedule that would support the new plants. The Village provided the volunteer labor and the irrigation lines to take advantage of the installed City water line.

None of this project would've been possible without **Nedra Kinerk's** involvement with the City Commission and getting their commitment to re-forest the area that they had destroyed. The City staff we have worked with on this project have been exceptional, extremely responsive, and very cooperative. We are fortunate to have such good employees working for the City of McAllen.



*Show the colors!
on Memorial
Day and
on Flag Day,
June 14.*

WHAT'S GOING ON?

for May/June 2015

Que Pasa?

at the
Village of
Westlakes

VILLAGE OF WESTLAKES BOARD MEETINGS

Tuesday, May 19, 2015 7:00 P.M.

Tuesday, June 16, 2015 7:00 P.M.

Golf League play resumes in October.
Groups of golfers usually convene at 9:00 A.M. in the summer.

Golf - Mixed: Tue., at 9:00 A.M.

Golf - Mixed: Wed., at 9:00 A.M.

Golf - Mixed Best Ball: Fri., at 9:00 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.

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

Potluck: 3rd Thu.

Cocktails at 5:00 P.M.;

Dinner at 6:00 P.M.

**Sign up at Clubhouse.*

Ladies Lunch



Mon., May 11, 2015 at 11:30 A.M.

Sweet Temptations

5401 N. 10th Street, McAllen

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



COFFEE TIME

The monthly VWL Monday Morning Coffee will be held at the clubhouse May 4th and June 1st from 9:30 to 11:00 A.M. Come and enjoy a cup of coffee and a goodie with your neighbors. Hope to see you there.



Beautification Project to attract Butterflies

by Norma Rodriguez

The VWL Garden Beautification Committee has completed the task of improving the garden areas of our



community. Many native plants and those that attract butterflies were considered after an extensive research in the selection of all the plantings. The sites involved were the Clubhouse, the 41st Street and 43rd Street entrances, and the pool area. Some



of the flowers and bushes planted include the following: firecracker bushes, Mexican petunias, pentas, foxtail ferns, heart leaf hibiscus,

native butterfly milkweed, vinca, and many more varieties. The hardworking and very enthusiastic volunteers are **Judy Bausum, Margie Duck, Wilma Langhamer, and Norma Rodriguez.** We hope you are enjoying the new improvements to our beautiful community.

Daffodil Park Renovations

Daffodil Park across the street from Village of Westlakes is finally getting some long-promised repairs and renovations. The parking lot is being moved to the front of the park. Irrigation and landscaping improvements are being added. Sidewalks have been added along Daffodil Avenue. There is no information on the addition of a pickle ball court as requested by the Wildscape Restoration Committee last month. The work is scheduled for completion by the end of this year according to McAllen Park project managers.

Billiard Room Remodeling Project

The remodeling of the VWL billiard room is near completion as detailed by a list of purchases and pending purchases for the project received at the April 21, 2015 Board meeting. The project was briefly mentioned **for the first time** in the January 2015 Board minutes with an estimated cost of \$5,800. No details were given as to when the project was discussed by the Board or when and what bids were taken as required by the VWL BYLAWS (BYLAW 3.09 — Reporting an “*action without a meeting*”).

While the Board maintains they did not need a budget item for the billiard room remodeling because the amount was approved when the 2015 annual budget was approved, a comparison could be drawn on their action on the fertilizer contract. That was a specific line item in the 2015 budget, yet the Board held an “*action without a meeting*” to approve that contract expenditure, and then called attention to that action at the next Board meeting, even though it was not on the agenda.

The remodeled billiards room project may be well received by the residents but there was no report of the project being discussed on any prior Board executive session or regular Board meeting before it was started. **Executive sessions are required to have items reported as mandated by state law and our Homeowners Manual. The cost amount of such a remodeling project has been done in open Board meetings rather than executive session by previous Boards.**

The total 2015 budget for Clubhouse building repairs is \$6,700. The billiard room project is estimated to use \$5,656.40 which leaves \$1043.60 for Clubhouse maintenance for the remainder of the year. Some homeowners are asking how clubhouse repair expenditures will be funded for the rest of the year. **In the past, expenditures of this magnitude have been brought to the Homeowners’ attention with details and bids before the Board took action. This Board did not do so.**





Residents are reminded that dogs should not be walked on the golf course areas. Walk them in the street and, of course, with a leash and a "pooper" disposal bag.

VWL COVENANTS (ARTICLE X SECTION 7 entitled ANIMALS)



1. Pet owners must keep their animal(s) [dogs, cats, etc.] under control at all times by leash or other suitable means.

2. Pet owners shall ensure their pets [dogs, cats, etc.] do not enter upon the property of other owners without their permission.

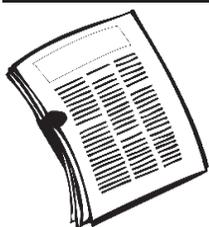
3. Pet owners shall be responsible for clean up and appropriate sanitary disposal of their pet's wastes [dogs, cats, etc.] on common ground and/or their own property.

Check out the VWL Library in the Clubhouse. It's on the honor system.



Choose your book, read it, return it to the RETURN box.

Thank Judy Boyle for keeping it up to date for us all.



Next VWL LINK NEWSLETTER will be July/August

Link Newsletter Distribution

The VWL Link newsletter is distributed online via your email address. Please notify me if your email is changed. Some copies of the Link newsletter will be available in the Clubhouse according to Diego Torres at the last VWL Board meeting.

Bienvendidos WELCOME NEW RESIDENTS



Miguel & Ada Mugica

4133 Harvey Circle
956 457-3789 (M)
956 638-4050 (A)
mugicama@hotmail.com
adaemartinez@hotmail.com

lot 51

NEED Information on this new resident. Call: 330-2071 or email nkinerk@att.net Ricardo ??

4125 Harvey Circle

lot 52

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Betty Johnson

2917 N. 42nd Lane
bettymaejohnson21@gmail.com

Lot 90



Our Sympathy Nuestro Sentido Pesame

to the family of Irene Jakl (4104 Carnation Court) who passed away April 13, 2015 at the age of 95. Irene was born in Omaha, Nebraska, married Joseph F. Jakl, and moved to McAllen in 1945. She has been a resident of VWL since October, 1995. Irene was a well-respected neighbor and will be missed. She was preceded in death by her husband, Joseph and is survived by two sons, one daughter, and six grandchildren and seven great-grandchildren.

The Link - a voice for VWL HOMEOWNERS Nedra S. Kinerk The Link Editor Gregg Groepper Special features