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A-Team Leader

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THE OFFICIAL PUBLICATION OF THE GREAT NORTHWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

November / December  
2019  
VOLUME 41 No. 6

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## Veteran's Spotlight

Every year here at The Great Northwest, we take the time to honor a resident and military veteran for their dedication and service to our great country. This year we honor retired Lieutenant Colonel Fredric (Fred) J. Koechley, who served in the United States Air Force December 1974 - May 1997.



Lt. Colonel Koechley was born in San Diego, California and raised in Lower Manhattan, New York. While attending Saint Francis High School, in New York. After earning a scholarship during his junior year and later graduating Cum Laude in 1973 with a Bachelor's Degree in English, he eventually earned a Master's Degree in Management and Human Relations.

In 1974, Lt. Colonel Koechley joined the United States Air Force, as an officer (Second Lieutenant). Later, after being stationed in Korea and then Italy 1982-1985, Lt. Col. Koechley was promoted to the rank of Captain and then Major. Upon returning to the United States, he was assigned to the Leadership and Management Development Center at Maxwell Air Force Base, in the State of Alabama, where he was a Senior Management Consultant.

Lt. Colonel was then assigned to March Air Force Base, in the State of California 1986-1990, as the Director

of Administration for Strategic Air Command, before his next duty station assignment in Verona in Northern Italy 1990 - 1992, as the Executive Officer to the Chief of Staff, for Allied Forces Southern Europe or (AFSOUTH), where he was promoted to Lieutenant Colonel. Upon returning to the United States again, Lt. Colonel Koechley was stationed at Lackland Air Force Base, here in San Antonio, TX, where he was the Executive Officer for the Commanding General 1992-1994.

Lt. Colonel became a resident of the Great Northwest in 1994, where he still resides today. Lieutenant Colonel Koechley retired from the United States Air Force in 1997, after spending his final years of service assigned to the Defense Language Institute. Upon separating from the military, Lt. Colonel Koechley, spent seventeen years as a Bexar County Election Judge and then ten years as the President Elect of Volunteer Services Council of the San Antonio State Hospital.

Lieutenant Colonel Fredric J. Koechley, we salute you and our service members all over the world who selflessly defend our freedom. On behalf of the Great Northwest Improvement Association and our great community, we say

*Thank You*

*Veteran's Day Ceremony*  
11.11.19 | 11 am @ Silvercreek

## BOARD OF DIRECTORS

2018-2019



ESTABLISHED IN 1976

*Mission: To improve the quality of life of Association members, and preserve and increase the value of Association members' properties.*

**CHAIR**

Brian Stives

**DIRECTORS**

Gabe Briones  
Jo Ann Fernandez  
Essy Lechon  
Ida Rodkey  
Mark Zoller

**VICE CHAIR**

Mel Stallings

## Board Briefs

*Each Board meeting takes a couple of hours as the Board considers items of business on the agenda. While Board Briefs list decisions made by the Board, Members are encouraged to attend meetings to hear the Board as it discusses and debates matters upon which decisions must be made.*

**DECISIONS MADE OR ACTIONS TAKEN BY THE BOARD OF DIRECTORS:**September 5 Regular Board Meeting  
Committee/Team Assignment:

- CM Gates provided the Board with a listing of Board Directors and their Team/Committee assignments. Director Briones volunteered for Safety & Security Group.

September 19 Regular Board Meeting  
Pool Season 2020:

- CM Gates provided the Board with cost to extend the pool hours, from April 3 – October 4. There was discussion regarding the best option and the consensus was to open the pool on weekends.

October 3 Executive Board Meeting  
2020 Operating Budget:

- The Board and CM Gates reviewed and discussed income and expense categories in the draft 2020 operating budget with the goal of finalizing the annual operating budget.

October 17 Regular Board Meeting  
Covenants, Conditions & Restrictions:

- The Board discussed Section 6.5, Lot area & Frontage, Trash & Recycling containers. The containers must be out of sight

## 2020 Budget Process Is a Wrap

by Brian Stives  
*Chairman of the Board*



At the time of this writing, we are wrapping up the 2020 budget and hoping to have some good news as far as assessments are concerned. Keep an eye out for the final budget, which will be printed in Passages and posted on our website and available for review at the Lodge.

The Board and staff have worked hard to responsibly manage the budget and put the Association in a very stable financial position, so thanks to everyone who had a part in making it happen

That's the good news, but we have had some challenges...to include the policy on trash cans. Where should they be stored? How can we accommodate the folks who don't have room behind their fence, or those who are unable to haul them to the street?

This seems to be the hot issue as of late, and we want your input on how to create a reasonable policy that works for everyone. The current policy says they must be "out of sight" when stored, so if you have them in front of your garage or on the side of the house, you are susceptible to getting a warning. I personally believe lined up neatly on the side of the house is fine, but that is not how the current rules read.

Do you have a better idea? Can we build "screens" on the side of the house to hide them? It sounds like a minor issue, but the fact is we have to come up with a policy that works when dealing with some very large trash cans! Maybe the current policy is the best, but we are open to hearing ways to improve it.

This issue will be on the agenda for the next couple months I'm sure, so drop by and give us your input or post a comment/suggestion to "Ask the Directors" on our website. ([www.greatnorthwest.nabnetwork.com](http://www.greatnorthwest.nabnetwork.com)).

**We're looking forward to hearing your suggestions!**

## Membership Satisfaction Surveys

*Don't forget to rate our staff and departments with our Membership Satisfaction Survey!*

Membership satisfaction surveys allows us to keep track on how we're doing - wrong or right - in determining better methods to improve the quality of life here in The Great Northwest. If you have some time, we would appreciate your time and feedback.

The link can be accessed on our main website or you can access the link directly at:

**<https://www.surveymonkey.com/r/ZW7BFV2>**

## PASSAGES

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## 2020 BUDGET APPROVED

by Cindy Gates, CMCA®, PCMA®

Community Manager



The 2020 operations budget is approved with no change in the improved lot assessment rate of \$283.00. In advertised meetings the Board of Directors reviewed the operating budget that was submitted by the Community Manager and initially balanced to income sourced from the same assessment rate as 2019. They made changes as they went through several budget drafts and considered input from Members present. As current and projected income and expenses were reviewed the Board continued to refine line items until it felt the best forecast for next year was reached. The approved 2020 operating budget is included in this issue of Passages.

The Association has only a few sources of income: assessments; facility rental to homeowners; fees for higher levels of services performed for specific members; i.e., payment plans, recreation and social participation, and ad sales. The rate of assessments for improved and unimproved lots remain the same as last year where income paid by homeowners who reserve exclusive use of these amenities for Lodge and pool rentals will be increased to cover costs.

Also rates for the participation of non-residents in GNW's popular youth soccer will increase.

Development of the budget is accomplished by using a blend of zero-base and experience methods. Each line item was scrubbed to project expenses. Like all of us the Association experiences increases in costs. While we enjoyed stable insurance package costs for three years, and the package is being bid out, an increase has been included. A 10% increase in SAWS water has been included, although our maintenance department is doing the best job ever to stay on top of leaks, usage, etc. We've replaced outdated and inadequate software.

The operating budget covers all income and expenses to operate the Association and organization for the entire calendar year. There is a lot of information in it but please take the time to review it and let us know if you have any questions. Go to [www.greatnorthwest.org](http://www.greatnorthwest.org) to print the budget off in a larger size for easier reading. Also if you know someone who needs a copy they can pick it up at the office. You'll notice that each line item narrative describes the kinds of income or expenses that will be coded to each account when received or spent.

Once reviewed if you have a question please stop by the office to get an answer.

Best regards,  
*Cindy*

### 2020 Annual Assessments Are the Same as 2019

Your Assessments for 2020 will be \$283, the same as 2019. The annual statement for the 2020 assessments and any unpaid balance will be mailed the first part December. The look of the statement is the same format used by our new bank, BB&T. Please read the statement carefully - it has important information, and, a required coupon that is needed to process your payment.

### Payment Options

With the Association's change of banks these payment options give you more accurate and convenient ways to pay through BB&T Bank - Association Services.

**IT'S REALLY IMPORTANT -- DON'T FORGET THE COUPON!**

## Pay With Your Payment Coupon on the December Annual Statement:

- At a BB&T Bank** - Take your payment coupon and pay to any bank branch.
- Online Bill Payment Service** - Look for instructions on your annual statement.
- MAIL Payment TO BB&T** - Mail check or money order and payment coupon to the address on your annual statement.
- BB&T Online Payment System** - The BB&T online payment system can be accessed from the GNW website: [www.greatnorthwest.nabrnetwork.org](http://www.greatnorthwest.nabrnetwork.org), or at [BBT.com/payments](http://BBT.com/payments):
  - Pay by credit or debit card
  - Pay by E-Check
- Enroll in Association Pay** via ACH debits from your checking or savings.
- Pay at the GNW Office** - **This option is listed last as your payment will be processed by the bank faster if you pay using any of the other methods. But if you can't use them please bring your payment coupon and visit the office at 8809 Timberwilde Drive (across from the Timberwilde Elementary School). The coupon is on the annual statement you'll get in December.**
  - Open Hours - Bring your payment coupon with payment (no cash) to the office from 10 a.m. -7 p.m. Monday - Friday.
  - After Hours - Drop off your check or money order, with your payment coupon, after hours in the drop box in front of the office.

## Processing Fees Like Other Businesses

Until the Association changed banks, a \$3 flat processing fee, which often didn't pay for the whole charge to GNW, was charged to card payments. But the change in banks ushered a different business practice to the Great Northwest. That is that each member now pays the actual service fee charged by the processing company/bank. Following is a helpful chart to see which fee applies to your payment type and where you pay, which is online or in the office. If you have any questions about the fees, please feel free to reach out to us!

MERCHANT SERVICES TRANSACTION PROCESSING FEES			
PAYMENT TYPE	PAY AT GNW OFFICE	PAY ONLINE	WHO IS PAID THE PROCESSING FEE
Mailed Coupon & Personal Check	Free	Free	N/A
Money Order/Cashiers Check	Free	Free	N/A
Online Bill Pay	Free	Free	N/A
Visit Local Branch	Free	Free	N/A
Credit Card	2.95%	2.95%	Third Party Processor
Debit Card (Flat fee)	2.95%	\$4.95	Third Party Processor
Echeck (Flat fee)	\$1.96	Free	Third Party Processor
ACH	Free	Free	N/A

## COMING SOON

### NOV 11 • Veteran's Day Ceremony

11 am, Silver Creek Lodge

Join us as we celebrate Veteran's Day and honor those who have served our country.

We will be providing a light lunch to all who attend. Lunch is on a first come, first served basis. Everyone is welcomed!

Note: Our office will be closed from 10 am - 2 pm, due to this event.

### NOV 16 • Christmas Market Day

9 am - 4 pm, Silver Creek Lodge

If you would like to sell any kind of Christmas crafts, reefs, decorations, art, or sell some of your Avon, winter scents from Young Living, or anything of the sorts, there is a spot for you at the Christmas Market Day!

\$30 for inside spot with table. \$20 for outside spot and no table.

No food sells allowed!

### DEC 6 • Santa's Wonderland

7 pm - 9 pm, Silver Creek Lodge

Santa's coming to the Great Northwest! Bring your kiddos and enjoy some fun time with Santa and some other activities.

### DEC 9 - 10 • Holiday Lights Judging

6 pm - 9 pm

Get those Christmas lights up and ready to go! Winner of the Holiday Lights Competition will win a grand prize!

### JAN 1 • Annual Polar Bear Swim

11 am, Silver Creek Pool

Our annual event is coming! Get into the spirit of the new year with a splash on the first day of the year!

This event is free to the public.

## WEEKLY ACTIVITIES

DAY	TIME	ACTIVITY	Loc.	
Mon	10 A	Shake it up! Line Dancing	SC	
Tue	10 A	HomeSchool	EV	
	6 P	Mahjong	SC	
Wed	11 A	Dominoes	EV	
	5:30 P	SA Tumble Tots	SC	\$10; Age 3-5
Thu	10 A	Line Dancing	SC	\$2
	10 A	HomeSchool	EV	
	1 P	Poker	SC	

## SPORTS

### NOV 4 • Basketball Registration Starts

Ages 6 - 12. Residents \$80. Non-Residents \$100.

Basketball season is starting back up! Get your head in the game and come out to register your child today!

## NOVEMBER

■ Silver Creek | ♦ Emerald Valley

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4 ACC Mtg ■ 4 PM OTR	5	6	7 Exec. Board MTG. ■ 6:30 PM SC	8	9
10	11 VETERAN'S DAY CEREMONY ■ 11 AM	12 OWLS Lunch ■ 11:30 AM	13 Office closed ■ 1-3 PM	14 GNWatch MTG ♦ 6:30 PM EV	15	16 CHRISTMAS MARKET DAY ■ 9 AM
17	18 ■ ACC MTG ■ 4 PM OTR	19	20 Book Club ■ 7 PM OTR	21 Reg. Board MTG. ■ 6:30 PM SC	22	23
24	25	26	27	28 THANKSGIVING! Office closed	29 Office Closed	30

## DECEMBER

■ Silver Creek | ♦ Emerald Valley

SUN	MON	TUE	WED	THU	FRI	SAT
1	2 Poker OTR ■ 7 PM ACC Meeting ■ 4 PM OTR	3	4	5 Exec. Board MTG. ■ 6:15 PM	6 SANTA'S WONDERLAND ■ 7 PM - 9 PM	7
8	9 Holiday Lights Judging 6PM	10 OWLS Lunch ■ 11:30 AM Holiday Lights Judging 6PM	11	12 GNWatch EV ♦ 6:30 PM	13	14
15	16 Poker ■ 7 PM ACC Meeting ■ 4 PM OTR	17	18 Book Club ■ 7 PM OTR	19 Reg. Board MTG ■ 6:30 PM	20	21
22	23	24 Office open until 2 PM	25 CHRISTMAS DAY! Office closed	26	27	28
29	30 ACC Meeting ■ 4 PM OTR	31 New Years Eve! Office open until 2 PM				

## Events Until the End of the Year

By: Ty Simpson

*Athletics and Recreation Programs Director*



Do not forget, basketball registration is right around the corner – starting on **November 4th** and running until the league fills. Early Bird Registration for GNW Residents will be from October 28 - November 1 for a \$10 discounted price of \$70. Don't hesitate to register early for basketball (ages 6-12) – the league fills up fast. Our basketball league starts practices after the New Year begins with practices being held at Timberwilde Elementary school. Games are held on Saturdays between 9:00am and 5:00pm at a to-be-determined site starting on January 11th.

On **Friday, December 6th** we are having our *Santa's Wonderland*. Santa Clause himself will be dropping by The Great Northwest for one evening only before he has to start packing up his sleigh for Christmas. Come out for some refreshments and bring the kids to get their picture taken with Santa. Feel free to take as many pictures as you want with all of our holiday backdrops. We will also have a photographer in house that will print a picture for you for a \$5 fee.

Come out and participate in the 29th Annual Polar Bear Swim on Wednesday, **January 1st at 11:00am**. Registration for participants start December 2nd. We will have refreshments after the swim in the main lodge.

### Volunteer for Events!

#### Holiday Decorations - Decorate Trees & Decorate Inside

**Volunteers Needed:** 4-8

**Date:** December 2, 2019

**Time:** 9 AM

**Location:** 8809 Timberwilde Dr.

**Point of Contact:** Ed Garza-Fourquet,  
Administrative Manager

**Contact Information:** 210-681-2983,  
egarza-fourquet@greatnorthwest.org

**Details:** Volunteers needed to add lights to Christmas trees in the Lodge for Santa's Wonderland. Volunteers will receive complimentary lunch in appreciation for their help.

#### Santa's Wonderland

**Volunteers Needed:** 12

**Date:** December 9-10, 2019

**Time:** 6 PM - 9 PM

**Location:** Callanen Hall - 8809 Timberwilde

**Point of Contact:** Ty Simpson, Recreation Manager

**Contact Information:** 210-485-9034,  
tysimpson@greatnorthwest.org  
**Details:** Volunteers needed to: distribute refreshments to residents, including hot chocolate and cookies; clean up food service area once event has concluded; and to be stationed at the children's craft table to assist as needed.

#### Holiday Lights Judging

**Volunteers Needed:** 12

**Date:** December 9-10, 2019

**Time:** 7 PM - 9PM

**Location:** Callanen Hall - 8809 Timberwilde

**Point of Contact:** Ty Simpson, Recreation  
Manager

**Contact Information:** 210-485-9034,  
tysimpson@greatnorthwest.org

**Details:** Volunteers needed to judge and evaluate holiday light decorations within GNW neighborhoods; coordinate with the event coordinator on subdivision assignments; and collaborate with one another to decide winners of each subdivision, per coordinators direction.

### IMPORTANT RECREATION DATES

SEP 14	TO	NOV 9	Fall Soccer Games GNW Soccer Complex
NOV 4	TO	DEC 6	Basketball Registration Register before rosters fill up!

### EVENT NEWS

#### CHRISTMAS MARKET DAY NOVEMBER 16

Gear up for Christmas with us as we welcome the holiday season with our traditional Christmas Market Day

With around 30 booths, there are plenty of gifts to purchase for that special person so hurry up and register

If you're interesting in registering for a booth slot, come into the office and fill out a form to save your slot. Hurry in, because registration had already begun

#### SANTA'S WONDERLAND DECEMBER 6

Santa Clause himself will be dropping by The Great Northwest for one evening only before he has to start packing up his sleigh for Christmas. Come out for some refreshments and bring the kids to get their picture taken with Santa. Feel free to take as many pictures as you want with all of our holiday backdrops. We will also have a photographer in house that will print a picture for you for a \$5 fee.

#### HOLIDAY LIGHTS JUDGING DECEMBER 9-10

Whether it is Christmas, Hanukkah, or non faith based, let's celebrate the season and put on a real show! Judges are needed! If you would like to be a judge, call the Great Northwest office at 210-681-2983.

If you're interested in volunteering for these events, come by the office:

8809 Timberwilde Dr. San Antonio, Tx 78250

For some convenience, email [communicate@greatnorthwest.org](mailto:communicate@greatnorthwest.org) or call 210-681-2983



## GREAT NORTHWEST

### BOOK CLUB

Olivia Theriot Room  
Silver Creek

#### November

Join the Book Club as they discuss

*The Cactus* by Sarah Hayward

Faciliator - Julie

#### December

Christmas Luncheon

venue and date to-be-determined

#### For more details contact:

Lynda Welchel - txsun@satx.rr.com

JoAnn Sanderson - code3r8@aol.com

## Earn Cash for College, Students - Volunteers!

JoAnn Fernandez

Director of the Board



As you may have many opportunities to volunteer your time, students of the Great Northwest, know that you can volunteer in your own back yard here at the Great Northwest and

earn a scholarship.

There are two scholarships that are offered at the Great Northwest. An Athletic Scholarship which requires hours of volunteering in your community while maintaining your athleticism. The other scholarship we offer is an Academic Scholarship (Camille Forillo Perpetual Scholarship) which requires hours volunteering in your community as you excel in your academics.

Although it may seem difficult to find the time to volunteer some time toward a cause that offers no monetary payment in return, the benefits you'll draw from the experience may end up being worth more than

what you make working that part-time job.

Whether you're a freshman or senior, it's never too late to look into volunteer gigs. Although, if you'd like to use your community service experience as leverage on a college application, the sooner the better!

*Volunteering will help you with the following:*

- Gives you the opportunity to make a difference in your community.
- Help you with your development skills.
- Gives you the opportunity to meet more people - people that could be contacts even after high school.
- Volunteering also allows you to become a great leader and a coordinator.
- Volunteering allows you to explore other interests.

Visit the Great Northwest office at 8809 Timberwilde or call 210-681-2893 for volunteer opportunities.



## Getting Ready for Thanksgiving!

by Janet Anderson

O.W.L.S. Communication Officer

Turkey?? Of course!! In America and in San Antonio, all families gather to thank God for blessings, particularly at a Thanksgiving Meal!! The Owls will be having a scrumptuous turkey luncheon on the second Tuesday, November 12th. Ida Rodkey has volunteered to cook the turkey and members have consented to bringing side dishes to create a wonderful feast!!

Travel for November usually takes place following the American holiday which falls on Thursday the 28th! Owls have traditionally gone downtown to the Riverwalk on the Monday after Thanksgiving. Following dinner at Chilies, members have boarded a riverboat to view the holiday lighting.

However, this year, Owls are thinking about taking a trolley ride to Market Square and dining at Mitierra's! When returning by trolley back to the Riverwalk, holiday lighting may still be viewed as a delight to all!

A vote by the members in November will be the determining factor!

Election of Owls officers will be held on the 12th and installation will take place at the

December Meeting. Owls love to party and the Christmas party on December 10th will be no exception! Each member brings a \$10 wrapped gift to play the Chinese Santa Game following the brisket luncheon!

The Seniors of the Great Northwest are very active. Come and join the Owls for just \$10 a year! This is a group for those men and women of age 50 or older!

For more information you may call President Nancy Manley

Nancy Manley • 210-251-3100

THE GREAT NORTHWEST

HOLIDAY  
LIGHTS  
JUDGING

DECEMBER 9-10 | 210.681.2983

## Reflections of an A-Team Leader

by Connie Stallings

*A-Team Leader*

One incredible journey is how I would describe my tenure as the GNWatch Team Leader and as the A-Team Leader. My family was transferred back to San Antonio in March of 1985 after spending four years stationed in England. What was only supposed to be a three-year tour has become 34 years.



In 1986 till 1988, I began my journey with Mr. C (that is what I named my disease). I was very ill and was diagnosed with Crohn's disease in 1988. The next few years, I was in and out of the hospital, and several surgeries later, I was not able to volunteer during those years after my diagnoses. In 2004, I was put on Remicade (which is infused every six weeks) because other drugs were not working. As the years went by, I was able to get out of the house more and decided to volunteer.

I remember seeing an ad in Passages looking for help with the A-Team. The first project was to help Mike Yeager paint picnic tables. Mike asked if I would like to help with graffiti and I said yes. I called us the Three Musketeers, which was Mike Yeager, Bill McDough and myself. We would spend everyday cleaning up graffiti. Those were the days when we



As a team, we have worked to clean up common areas around The Great Northwest, Tezel Road and our greenbelt. I look back and one of our greatest achievements was assisting a disabled veteran resident with fixing his fence. With the help of my trusted partner, Teresa Johnson, we went around

were tagged on a daily bases.

It was at a Board meeting when Brian Stives came up to me and asked if I would be interested in taking over the GNWatch as Barbara Schneider had just stepped down. I answered, yes. This started my journey leading the GNWatch Team. I had wonderful help in setting up our Citizens On Patrol class where we trained 130 new citizens. I could not have done this feat without Renee Townsend and Debra Tapley. I was leader of the GNWatch until Bill McDonough stepped down as the A-Team Leader.

I really enjoyed working outside and combatting graffiti. So after that, I assumed my new role as A-Team Leader. My projects were two-fold: one to keep the Great Northwest free of graffiti and to help us improve our community.

and collected useable fencing to replace his old fence for him. What a momentous task, but we accomplished it together as a team. The A-Team also helps with two out-of-cycle bulk/brush drop-offs in which we gather scrap metal to sell so we will have money to use for our community improvement tasks. This could be from buying concrete, nails and fencing to buying paint to help residents be in compliance with DRACO.

We have mowed countless yards and helped clear brush after some of the wicked storms in the spring time. The volunteers with the A-Team always came through.

My tenure as both the GNWatch and A-Team Leader has been challenging at times but also such an honor to be able to work with such dedicated individuals as I have had the pleasure to work with. I will miss that most. My volunteers were always eager to help clean up graffiti, mow grass, paint picnic tables or just lending a helping hand. I have been honored to be their leader.

My wish is that whoever takes the reins as the A-Team leader, that they do it with passion and listens to what the volunteer team members have to say. I always tried to do what the A-Team wanted to do so we would work together as one team.

As I ride off into the sunset, I want to say thank you for allowing me to be the leader of such a fine group of people. Thank you from the bottom of my heart. As my time is near to hang up my A-Team hat, I only wish the best for The Great Northwest.



## Reflections of a Neighborhood Watch Team Leader

by Renee Townsend

*GNWatch, Dog Walker Watch, and Citizens on Patrol (C.O.P.) Team Leader*



Yes, that's me hanging on the back of the fire truck as fellow team members and First Responders gathered after our 2019 McGruff Puppet Show and Fire Truck Display.

At the end of this year, I will relinquish leadership of our Great Northwest Neighborhood Watch Teams. As I prepare to do this, allow me to reflect on my years of service to our community.

Our family moved into the Great Northwest

in March of 1997 when my husband was transferred here courtesy of the Air Force. The children were young then and we were excited to own another home where we knew that we would settle in and eventually retire. Soon after moving here, we were quickly acclimated to our new community. The children participated in sports and helped with the Haunted House.

It wasn't until 2010 when we adopted our dog, Roscoe, that I really began to get out and walk the streets of our neighborhood on

*Continued on page 14...*

### DEED RESTRICTION Activity from September - October, 2019

Below is the list of calls/complaints to the **Deed Restriction Department** made during **September, 2019 - October, 2019**. **Calls per day: 8-15. Correction Rate: 92%** Abbreviations of sub-divisions are as follows: Silver Creek (**S/C**); Timberwilde (**T/W**); Ridge Creek (**R/C**); Sage Coach Crossing (**SCC**); Commons (**C**); Village Northwest (**VNW**); and Emerald Valley (**EV**).

Complaint	SC	TW	RC	SCC	C	VNW	EV	TOTAL
Nuisance	79	29	53	41	46	45	71	<b>364</b>
Inoperable Vehicle	4	1	2	0	0	2	5	<b>15</b>
Basketball Hoop	6	0	5	0	1	0	9	<b>21</b>
Fence/Garage Door	12	5	13	7	4	8	10	<b>59</b>
Overgrown Grass	78	46	69	43	37	42	89	<b>404</b>
Boats/Trailers	11	0	8	2	0	2	15	<b>38</b>
<b>TOTALS</b>	<b>190</b>	<b>81</b>	<b>150</b>	<b>93</b>	<b>89</b>	<b>99</b>	<b>199</b>	<b>901</b>

### ACC STATS

All exterior construction, additions, changes or alterations must be approved by an **"Architectural Control Committee,"** as per section 5A.2-5A.9 of the deed restrictions.

#### September - October 2019

Street	Improvement	Value
Timber Bark	New Sidewalk	\$16,980
Timber Bridge	Sun Room	\$10,000
Valley Dale	New Roof	\$1,000
Ridgeland	Landscaping Wall	\$1,000
Valley Dale	Stone Columns	\$1,000
Timber Loche	Home and door paint	\$1,950
Timberhurst	Exterior paint of home	\$5,000
Timberhurst	Fence screen for trash cans	\$50
Timber Mill	Exterior paint of home	\$6,000
Timber Hawk	New Fence	\$1,750
Timber Laurel	Cover Patio	\$1,000
Ridge Oak	Solar Panels	\$26,888
Ridgebrook	Brick Mail Box	\$700
Encino Village	Exterior Paint of Home	\$800
Timber Bridge	Sun Room	\$10,000
Timber Hurst	Room Extension	\$22,000
	<b>TOTAL</b>	<b>\$106,118</b>

For more information you can find a copy of the GNW deed restriction and exterior guidelines on the Great Northwest website, [greatnorthwest.org](http://greatnorthwest.org).

### MONTHLY SECURITY ACTIVITY REPORT Activity from September - October, 2019

Below is the list of calls/responses the Security Department made during July 2017. Abbreviations of sub-divisions are as follows: Silver Creek (**S/C**); Timberwilde (**T/W**); Ridge Creek (**R/C**); Village Northwest (**VNW**); Commons (**C**); and Emerald Valley (**EV**).

	SC	TW	RC	VNW	C	SCC	EV	TOTAL
Alarms	3	0	0	0	0	0	0	<b>3</b>
Animal Complaints	8	0	4	0	0	0	4	<b>16</b>
Assault	0	0	0	0	0	0	0	<b>0</b>
Assist Public	7	0	3	0	0	2	4	<b>14</b>
Burglary Res/ Bldg	0	0	0	0	0	0	0	<b>0</b>
Burglary Vehicle	0	0	0	1	0	0	3	<b>4</b>
Child - Missing	0	0	0	0	0	0	0	<b>0</b>
Criminal Mischief	0	0	0	0	0	0	3	<b>3</b>
Criminal Trespass	0	0	0	0	0	0	0	<b>0</b>
Deadly Conduct	0	0	0	0	0	0	0	<b>0</b>
Deed Restriction	2	0	0	0	0	0	2	<b>4</b>
Disorderly Conduct	0	0	0	0	0	0	0	<b>0</b>
Disturbances	2	0	1		0	0	4	<b>7</b>
Lost/ Found Property	1	0	0	1	0	0	4	<b>2</b>
Poss. Controlled Substance	1	0	0	0	0	0	0	<b>1</b>
Public Intoxication	0	0	0	0	0	0	1	<b>1</b>
Harassment - Threats	2	0	0	0	0	0	0	<b>2</b>
Salesman/ Soliciting	0	0	0	0	0	0	0	<b>0</b>
Sex Offenses	0	1	0	0	0	0	1	<b>1</b>
Suspicious Activity	2	0	0	1	0	0	2	<b>5</b>
Suspicious Pers./ Veh.	7	1	2	5	0	1	8	<b>24</b>
Thefts	1	0	0	0	0	0	0	<b>0</b>
Traffic Complaints	5	1	0	1	0	0	1	<b>8</b>
<b>TOTALS</b>	<b>42</b>	<b>2</b>	<b>10</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>33</b>	<b>97</b>

### SECURITY RESIDENTIAL SERVICES REPORT Activity from September - October, 2019

Below is the list of responses the security department made when assisting the public during July 2017. Abbreviations of sub-divisions are as follows: Silver Creek (**S/C**); Timberwilde (**T/W**); Ridge Creek (**R/C**); Village Northwest (**VNW**); Commons (**C**); Stage Coach Crossing (**SCC**) and Emerald Valley (**EV**).

	SC	TW	RC	VNW	C	SCC	EV	TOTAL
Alarms	3	0	0	0	0	0	0	<b>3</b>
Facility Check	2	0	1	0	0	0	0	<b>0</b>
Lost/Found Animals	5	0	0	0	0	0	0	<b>5</b>
Jump Start Battery	0	0	0	0	0	0	1	<b>1</b>
Home/Veh. Lockouts	0	0	0	0	0	0	0	<b>0</b>
Open Doors	3	0	1	0	0	2	1	<b>5</b>
Vehicle Lights Left On	0	0	0	0	0	0	0	<b>0</b>
Welfare Checks	0	0	2	0	0	0	0	<b>2</b>
Out-of-Town	73	0	36	58	0	18	75	<b>260</b>
Special Watch	0	0	0	0	0	0	0	<b>0</b>
<b>TOTALS</b>	<b>84</b>	<b>0</b>	<b>39</b>	<b>58</b>	<b>0</b>	<b>18</b>	<b>77</b>	<b>276</b>



## IMPORTANT CONTACT INFORMATION

### EMERGENCIES

911

### SAPD NON-EMERGENCY

210.207.7273 or 210.207.7744

### SAPD SAFFE OFFICER EAST OF TEZEL

210.207.6087  
kimberly.kory@sanantonio.gov

### SAPD SAFFE OFFICER WEST OF TEZEL

210.207.5829  
michael.thornton@sanantonio.gov

### SAPD TRAFFIC

210.207.7765

### CITY ASSISTANCE

311 or 210.207.6000  
www.sanantonio.gov

### SAWS

210.704.7297  
www.saws.org

### BEXAR COUNTY DISPUTE RESOLUTION CENTER

210.335.2128  
www.bexar.org/drc

### CPS ENERGY

210.353.2222  
www.cpsenergy.com

### ANIMAL CARE SERVICES

210.207.4738

### NORTHSIDE POLICE

210.523.4706

### CONSTABLE PCT. 2

210.465.4408

### POISON CONTROL

1.800.764.7761

## Tips for a Safe & Secure Holiday Season

by **Derrick Chandler**  
*Security Chief*



**H**oliday greetings Great Northwest residents! It is that special time of year once again, when we celebrate Thanksgiving, Christmas and the New Year with family, friends and neighbors. With the fast-paced and festive activity taking place in our lives at work, school and home around this busy time of year, we sometimes lose sight of home security.

Law enforcement authorities warn that crimes increase substantially (30%) during the Thanksgiving-Christmas holiday season. Most homeowners take precautions to prevent fires, yet they do not implement basic security measures to prevent home burglaries. Though fire prevention is certainly important, your home is far more likely to attract the eyes of a burglar than to go up in flames during the holiday season!

Here are just a few tips that you can use at home:

- **Keep entry doors, garage doors and wooden fences with backyard access locked at all times. Even when you are home during the day.**
- **Keep house windows locked, even those on the second floor. Burglars will often use the homeowner's ladder(s) to enter through unlocked second floor windows.**
- **Install door reinforcement hardware and quality locks to help minimize forced entry caused by door kick-ins.**
- **Keep the curtains and blinds closed. This will help ensure burglars cannot peek inside your home to scope out the valuables or verify no one is actually at home.**
- **Give your home a "someone is home" look with a low cost device, to turn lights on or off at a specific time.**
- **Collect your newspaper and mail as soon as they arrive (if traveling, have a neighbor, friend or family member, do this for you each day).**
- **Trim shrubbery crowding entry points of the home.**
- **Load and unload gifts from the car inside of the garage, so no one can see what you purchased.**
- **Many thieves use social media to find potential victims. Avoid sharing Christmas gift purchases on social media.**
- **Make an investment into a home security system and exterior lighting.**
- **Most burglars do not want to be confronted by a barking dog.**
- **Secure vehicles that are parked inside the garage, in the driveway, or on the street and ensure that things of value are hidden and out of sight.**
- **Join the Neighborhood Watch Program.**

## Neighborhood Watch

Neighbors looking out for one another is a fundamental first step for increasing community security. Neighbors are a community's 'first line of defense.' Everyone in a community should be aware of who belongs on the property and who doesn't. Inform the security department and/or neighbors when you're going to be away for a period of time.

Immediately, report to security, law enforcement and neighbors any suspicious activity. Simply looking at what's going on outside our homes and considering its implications greatly help to detect and deter crime.

If you are interested in learning more about the Neighborhood Watch Programs, please contact Derrick Chandler, the Security Chief here at the Great Northwest at (210)669-8984 or secchief@greatnorthwest.org.

**Have a safe and secure holiday season!**

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 7 PM - 9 PM



## Trash Can Policy - A Better Understanding

by Jose Morlett

*Deed Restriction and Architectural Control Officer (DRACO)*

No one really likes looking at trash cans. Let's face it, trash and recycling cans are not the most attractive things in the world. They are big, bulky, and usually an unattractive color that doesn't match your home or garage. They can attract unwanted guests such as skunks and cockroaches and they can leave a mess after windy days. And if your home is for sale it's not a good look to attract new home buyers.

Provisions that are written in the Great Northwest Covenants, Conditions & Restrictions (CC&Rs) for appearance of homes take precedence over the City of San Antonio codes. But in the case of trash can storage, the City does not have a code, which means that the GNW standard must be followed by property owners. and yard.

### Great Northwest Covenants, Conditions & Restrictions ARTICLE VI, USE RESTRICTIONS, Property Use Restrictions Section 6.5, Lot Area & Frontage

Every dwelling erected on any lot shall front or present a good frontage on the street on which the said lot fronts. Dwellings on corners shall have a presentable frontage on all streets on which the particular corner lot abuts. No dwelling shall be erected on any lot having an area of less than five thousand five hundred (5,500) square feet, nor a frontage of less than fifty (50) linear feet at the minimum set back on the street on which the lot fronts, unless such lot is platted as a separate lot in the aforesaid plat.

### Article VI Use Restrictions, Property Use Standards and Guidelines

These guidelines are provided to homeowners and residents of the Great Northwest as a guide with which to maintain a harmonious community of well-maintained homes, yards and property values. All homeowners and residents are responsible for compliance with the CC&Rs, upon which these standards are based. Note that the Architectural Control Committee (the ACC) and the Deed Restriction and Architectural Control Officer are great resources for information about specific improvements and conditions of property. The members of the ACC and our DRACO Officers know the CC&Rs well and are happy to answer questions. Contact the ACC or the Deed Restriction and Architectural Control Officer at 210-681-2983. Whenever there is a question as to whether ACC approval is required, seek their approval before starting your project.

### Trash & Recycling Containers

Store containers out of sight. After trash or curbside materials are picked up retrieve and store containers as soon as possible.

**Holiday lights and decorations must be taken down as soon as possible after Christmas and not later than two weeks after the holidays.**

#### Contact Number

210-681-2983

#### Jose Morlett

*Draco Manager*

draco1@greatnorthwest.org

Ext: 102

210-485-9063

#### Claudia Carbajal

*DRACO Officer*

claudiac@greatnorthwest.org

Ext: 118

210-889-1790

#### Ashley Crawford

*DRACO Officer*

ashleyc@greatnorthwest.org

Ext: 117

210-485-8322

## Deed Restriction Violation Enforcement Policy

Membership in the Great Northwest CIA is a part of home ownership. It's mandatory. So whether or not homeowners live in a home in the Great Northwest they are responsible for compliance with all property standards that are written in the Covenants, Conditions and Restrictions (CC&Rs). The Association's policy to enforce those standards is stated in the CC&Rs and in Guidelines or policies approved by the Board of Directors to provide guidance to the staff who are responsible for notifying homeowners of violations. It is through this process that the Association ensures that community property values for all homes are maintained or grow.

Notices for homeowners are designed to include notice, and time within which to repair a violation. The following list provides the notices and timelines for homeowners of homes where violations are identified. It is the duty of the Deed Restriction Officers to make homeowners aware of the mandatory nature of the Great Northwest deed restrictions and Board interpretations of those standards as are needed.

Step	Homeowner Notices	Notice Provided to	Time to Correct Violations
1	Courtesy Doorhanger Notice	Resident	10 Days
2	1 <sup>st</sup> Uncured Violation Letter (sent to homeowner and residence)	Homeowner and Resident	15 Days
3	2 <sup>nd</sup> Uncured Violation Letter	Homeowner & Resident	30 Days
4	Review by Board of Uncured Violations		
	A. Additional Small Claims Court Warning Letter	Homeowner	30 Days
	B. File Small Claims Court Lawsuit	Homeowner	As Soon As Practical
	C. File District Court Lawsuit	Homeowner	As Soon As Practical

# Chrysanthemums

by Camille Fiorillo

*Horticulturalist*

The official flower of the month of November is the Chrysanthemum. Although the name Chrysanthemum derives from the Greek meaning gold flower, in their modern form, Chrysanthemums come in a vast array of colors.

As an indoor plant, the florist Chrysanthemum (*Chrysanthemum morifolium*) was included in the NASA Clean Air Study as an air filtering plant (<https://ntrs.nasa.gov/archive/nasa/casi.ntrs.nasa.gov/19930073077.pdf>). It removes benzene, formaldehyde, trichloroethylene, xylene, toluene and ammonia from the air.

In Asian foods, chrysanthemums may be used as a tea, flavoring, or as a garnish. While generally considered a welcome seasonal flower in the United States, in some cultures it represents death and are only used for funerals. In Mexico, white Chrysanthemums are used for funerals and Day of the Dead celebrations. In Victorian times, in the language of flowers, it represented cheerfulness. However, red Chrysanthemums

symbolized love and yellow Chrysanthemums symbolized slighted love! Another use of Chrysanthemums is as a supplier of pyrethrin which is a natural biodegradable insecticide. The flowers are ground and the pyrethrin is extracted.

There are different types of “Mums”. For outdoor planting be sure to buy “Hardy” Chrysanthemums. Florist Chrysanthemums are indoor house plants.

As you view the wonderful variety of Chrysanthemums on display at retail centers this Fall, be sure to appreciate the history, meaning, and value of this humble common plant.



Camille

**E-tip of the month:**

<https://gilmour.com/growing-chrysanthemum>

## What is Oak Wilt?

Oak Wilt is a destructive, incurable, and deadly fungal tree disease that is a threat to all oak trees.

### Why should YOU care?

Oak Wilt not only impacts trees, it impacts our community.

Trees with Oak Wilt generally do not survive.

Oak Wilt can affect aesthetics, is expensive to manage, and can decrease your property value.

### How does Oak Wilt SPREAD?

**ABOVE GROUND** through beetles: Diseased red oaks produce fungal mats generally in the spring. These fungal mats attract small beetles and spores become attached to their body. Beetles, which can travel long distances, are then attracted to fresh cuts and other exposed wounds on ALL oak trees.

**BELOW GROUND** through root connections: Live oaks grow in dense groups with interconnected roots and



this is how it is most commonly spread. Although less common, it can also spread through interconnected roots of red oaks.

### How to PREVENT Oak Wilt

- 1. AVOID** pruning oak trees February 1st – June 30th  
This is the time Beetles are most active and fungal mats produce spores
- 2. DISINFECT** pruning tools  
Disinfect tools prior to cutting. Use an all-purpose household disinfectant or denatured methyl/isopropyl alcohol.
- 3. PAINT** wounds immediately  
Oak tree wounds need to be painted immediately, regardless of the season, with latex or commercial tree wound paint. The paint minimizes exposure to beetles.
- 4. KNOW** the source of your seasoned firewood  
Oak Wilt can be transmitted through unseasoned firewood from diseased red oaks.

## SAN ANTONIO OAK WILT ORDINANCE

Sec. 21-170. – General requirements.

a. The provisions of this section apply to any person, firm, corporation, business entity, city department, public or private utility to the extent permitted by law.

b. All wounds to the trunk, limbs and root system of oak trees in the city that expose sapwood shall be painted within thirty minutes of the wound with asphaltic or exterior oil or latex based paint.

c. Firewood from oak wilt infected trees shall not be brought into the city at anytime

(Ord. No. 97332, § 18, 3-13-03)

**Suspect a tree is infected with Oak Wilt? Contact the DRACO department at the GNW office 210.681.2983 or call Texas Forest Service at 210.494.1742. Report suspected out-of-cycle tree trimming (February 1 – June 30) to the City of San Antonio's Arborist call 311.**

GREAT NORTHWEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.

8809 Timberwilde Drive, San Antonio TX 78250 | 210.681.2983 | [www.greatnorthwest.org](http://www.greatnorthwest.org)

a daily basis. Soon after, I attended my very first Annual Meeting of the members. At that meeting, I was visiting with Barbara Schneider who was the Watch Team Leader. We found out that we lived in the same neighborhood and that I walked my dog daily. She invited me to attend a GNWatch meeting and the rest is history.

I attended monthly meetings and soon found out that Betty Hood needed help with organizing the National Night Out parties for the Great Northwest. Since she was wheelchair bound, she needed someone to go out with her to visit businesses. The two of us became friends, and we spent many hours canvassing the area businesses to solicit donations and spread the word about "Taking a Bite Out of Crime." We likened ourselves to "Lucy and Ethel" as we also spent time baking Christmas cookies for our friends and neighbors.

When Barbara decided to vacate the leadership spot, I worked with Connie Stallings and Deb Tapley to set about restructuring our program. Connie eventually took over leadership of the GNW A-Team, and it was then that I assumed the role of leader.

I came across a brand new nationwide program called "Dog Walker Watch". Speaking with our then SAFFE officer, Danny Robles, we laid out a plan, and soon after, we offered training classes for dogs and their human companions. This program turned out to be wildly popular and we grew by leaps and bounds. We hosted several neighborhood walks where we carried our Dog Walker Watch banner and walked our dogs together to let people know about us. Occasionally, you will still see our members out and about wearing their bright red shirts and bandanas labeled, "Walk and Watch," This program combined walking our dogs with observing and reporting so we advertised it as being the "extra eyes, ears and paws" for our local law enforcement

and security agencies. Over the years, we lost several of our canine friends, but their owners went on to replace them with new rescues.

We offer two other programs besides the Dog Walker Watch program. The first one is the GNWatch program, which is for members who merely wish to "observe and report". No formal training is required and these members simply observe and report things that seem out of place in their neighborhood. They also attend our monthly meetings and help us with community events. The last program is called Citizen On Patrol or C.O.P. To participate in C.O.P., you must attend a four hour-training class which is taught at the SAPD Prue

Road Substation. The next class will be held on Thursday, November 14th, from 6-10 p.m., and we invite you to attend.

Over the years, we have found great joy in presenting safety programs for the children of our neighborhoods. We invite our SAFFE officers to present the McGruff Puppet Show, and pair them with our local firefighters to educate them on fire safety. These events often conclude by allowing the children -big and small - to climb onto the fire trucks and check out the lights and sirens of the police SUVs. In return for their service to our community, we honored our First Responders with several dinners and luncheons.

Strong friendships have been built over the years between these heroes and our team members and we hope that continues to flourish.

You may have seen collection bins set up in the lobby of the Silver Creek Lodge. We collected bags and bags of toys for the Blue Santa Toy Drive, which provides children with the joy of seeing Santa and his helpers delivering presents to their homes. If it were not for our residents, this might not have been possible.

I learned so much over the years. By being engaged and observing and reporting crime, my husband and I were able to assist law enforcement officials as they removed some drug dealers, felons and thieves from our very own street. As a result, our neighbors are once again enjoying the peace and quiet they deserve.

So, as my time serving as Team Leader comes to a close, it is my hope that the Great Northwest Watch program will continue to do its great work in our



## CLASS & CLUB SCHEDULES

Silver Creek (SC) - 8809 Timberwilde St  
Emerald Valley (EV) - 9310 Timber Path

### MON - THU

#### MON

10-12 p Shake It Up  
Intermediate Line Dancing  
*Silver Creek Lodge*

#### TUE

10 a HomeSchool  
*Emerald Valley • Flores Hall*

6 p Mahjong  
*Silver Creek • Olivia Theriot Room*

#### WED

11 a Dominoes  
*Emerald Valley Lodge*

5:30 p SA Tumble Tots  
Age 3-5 • \$10 • *Silver Creek*

#### THU

10 a HomeSchool  
*Emerald Valley • Flores Hall*

10 a Line Dancing  
\$2 • *Silver Creek Lodge*

community. We welcome new ideas and new faces, including our new Security Chief who has expressed an interest in taking the lead. We encourage you to attend one of our monthly meetings. Who knows, perhaps you will have the fire in your belly to take this program to an even higher level.

Until then, my friends and neighbors, stay well, get to know your neighbors, and watch out for one another.

## HOME REPAIR SERVICES

### ENERGY ALTERNATIVE

High electric bill? Call or text me for a free estimate on installing solar panels. I am a Great Northwest resident and would be more than happy to speak to you! Chad Brooks 210-782-3183

### ROOFING CONTRACTOR

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Call or Text Roger 210-861-7682

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Cantu Plumbing Residential Plumbing repairs water heaters, faucets commodes, water leaks Contact: Robert 210-256-1868. Lic: RMPM12400

### JCAN PAINT

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## HANDYMAN SERVICES

### A ONE SOLUTIONS LLC

Repairs in: Appliances, fencing, plumbing, carpentry, flooring, tree trimming, decks, gardening, electrical, lawn services. Jose 210-844-3541 (GNW Resident)

### GENERAL CARPENTRY & HANDYMAN

Call Mike 210-608-2259

## LAWN CARE SERVICES

### LAWN AND FENCE WORK

Blowing and edging. Repair and replace wood fences. Junk removal. FREE ESTIMATES. Mike 210-857-4935.

### YARD SERVICE

Over 20 years of experience. Teacher for NISD. I can cut, trim, and edge. Call for a free quote. Ken. 210-378-0369

### PRESSURE WASHING

Pressure washing. Call Jamie 210-209-7036

### POWER WASH

Driveways. Sidewalks. Free Estimates. Fair

Prices. Courteous GNW Resident. 710-3049. Pls. leave msg. if no answer.

### MARTY'S LAWN SERVICES

Lawn Services: \$25 to \$50. Pressure washing available. Call Tony at 210-552-3736 or Marty at 210-322-4619

### BLUE LANDSCAPING

It's spring we'll give your lawn the care it deserves Tree trimming, hedges, renovation, irrigation. Gives us call today (210) 781-0455.

## LOCAL SERVICES

### YOUR LOCAL REALTOR

If you are looking to buy or sell a home, I will do my best to make it easy for you. Call Ed Garza with Phillips & Associates at 210-218-0845.

I will also work with builders

### REAL ESTATE

AE Guzman and Associates Trish De La Rosa  
Real Estate Agent (210)-667-5025

### AFTER HOURS NOTARY

Now serving the GNW! Call 210-740-5079. Notario Publico – se habla espanol lla me 210-740-5079.

### MOVING?

Let me help you find your next house or apt. No worries about high pressure. Joshua 210-705-3674.

### CREATE ART STUDIO

Art parties, classes, homeschool, after school, fine art, murals, camps, painted furniture and more! Call 210-563-9047 today!

## CHILD / PET CARE

### WHISKERS AND PAWS PETSITTING

Robert Stallings – Pet sitting for cats & dogs, dog walking starting at \$25. Contact me at 805-294-3211.

### PET SITTER NIGHT & DAY

20 yrs experience! Ask for Donna. Call 210-521-9111.

### HOME DAYCARE

Spanish immersion home daycare. Children under 5. Affordable. 210-854-3499

### WANTED: BABY FEMALE RAT TERRIER

I have a good home in the Timberwilde area and am looking for a baby female rat terrier for it. M. Saflekos. 210-686-9031.

## COMPUTER/TECH

### TV ANTENNAS INSTALLATION 523-5836

### MAC / IPHONE / IPAD HELP

Training, upgrades, networking, troubleshooting. 210-273-5927 [www.MacAnswers.com](http://www.MacAnswers.com)

### CASH FOR IPHONES, IPADS

Have a damaged Apple device you don't use? I'll buy it for cash! Must be unlocked! Text 210-608-7023

## FOR SALE

### CAT TREES FOR SALE

I make and sell cat trees. Contact for availability or have me customize one. 210-719-3495.

### SCENTSY CONSULTANT JUAN LUIS

<http://juanluis.scentsy.us> \$6 Car Bar Scents; \$8 Room Spray Scentsy Cleaning/Laundry products More info – 210-818-856-1061

### CRYSTAL FOR SALE

Vintage Fostoria, Fenton, Rose Point, Candlewick, Lenox, Wedgewood, Waterford, Chantilly Lace and more 210-215-4872

### TWO ITEMS FOR SALE

1. Black toolbos gently used: \$100
2. TV console; beautiful cherry wood with 2 glass doors; opening dimensions 45" W x 42" H x 27" D. \$100. Call: 210-279-8762

## HALL RENTALS at GREAT NORTHWEST

### CALLANEN HALL | 8809

#### TIMBERWILDE DR.

Rental Fee ..... \$360  
Damage Fee ..... \$150

#### Optional Fees:

Security ..... \$288  
(Mandatory with alcohol)  
Clean Up Fee ..... \$173  
(Mandatory with alcohol)  
Set Up of Tables & Chairs..... \$87  
Additional Hours ..... \$87  
Additional Hours with alcohol..... \$87

### FLORES HALL | 9310 TIMBER PATH

Rental Fee ..... \$144  
Damage Fee ..... \$150

#### Optional Fees:

Security ..... \$144  
(Mandatory with alcohol)  
Clean Up Fee ..... \$87  
(Mandatory with alcohol)  
Set Up of Tables & Chairs..... \$87  
Additional Hours ..... \$87  
Additional Hours (with alcohol) ..... \$87

Advertise Here

# THE ASSOCIATION AND ASSESSMENTS

The purpose of the Association is to promote the recreation, health, safety and welfare of the residents of the Great Northwest and to improve and maintain common areas for the use and enjoyment of all residents. The Association is also authorized to enforce the provisions of the Declaration of Covenants Conditions and Restrictions.

The effect of achieving these purposes is to maintain commonly owned property, provide an enhanced quality of life for residents of the Great Northwest, and maintain or enhance the property values of individual homes here. Accordingly, the Association owns and operates two recreation campuses. These include outdoor junior Olympic swimming pools and wader pools; sport fields; tennis, basketball, and volleyball courts; equipped kids parks; and picnic areas. Also available is the 7,000 square foot Lodge and Flores Hall of the Great Northwest. In addition, the Association provides security patrols; monthly newspaper; and many special recreational and lifestyle activities and events.

## INCOME

GL Code	General Ledger Account Name	2020 Budget	Description of Income Coded to Account
40000	Assessments - Improved Lots	\$1,271,145	Annual Assessments from Association Members - <i>Improved lots</i> .
40000	Assessments - Unimproved Lots	1,131	Annual Assessments received from Association Members- <i>Unimproved lots</i> .
40100	Interest Income - Operating	3,280	Interest paid on funds in operating accounts.
40200	Interest Income - MR&R	12,000	Interest paid on MR&R savings account.
40300	NSF Fees	400	Fees added to Member accounts whose checks are returned for insufficient funds.
40400	Lien Fees Recovered	0	Lien fees paid by owners at closings.
40450	Filing Fees Recovered	15,000	Reimbursement from delinquent owners for court filing fees incurred during the collections process by the Association's attorney.
40500	Payment Plan Fees	2,150	Income based on reimbursement of management , administrative and tracking time necessary to create and track payment plans.
40600	ID Fees	1,000	Fees to prepare replacement and house guest photo ID cards.
41200	Collection Costs*	70,000	Delinquent collection costs added to accounts of members who pay assessments late: \$31/1st notice, \$45/2nd notice.
41300	Annual Interest	16,000	Annual interest fees charged to assessments in accounts delinquent at year end.
43000	Legal Fees Recovered	11,900	Legal fees received from delinquent owners reimbursed for fees spent pursuing account collection.
43100	Small Claims Awards	5,900	Monies awarded by Small Claims Court in actions brought against owners with Deed Restriction Violations.
46000	Resale Closing Documents	67,556	Disclosure package services required by Chapter 207 of TX Property Code: Resale Certificate (\$160), update (\$50); Statement of Account (\$160); Rush Fee (\$50).
46100	Transfer Fees	29,740	Services the Association performs to update all Association books and records related to the transfer of property subject to the CC&Rs in the community: required by Chapter 207 of TX Property Code: Transfer Fee. (\$160)
47000	Communications Income	3,500	Passages newspaper ad income; website & other vehicles of communication.
47400	Sponsorship Income	1,000	Income from the sale of Strategic Sponsorship packages.
47999	Miscellaneous Income	300	Income received from sources not identified in any other category.

\* Delinquent Collection Costs **\$1,512,002** Total General Income

## RECREATION & COMMUNITY EVENT INCOME

GL Code	General Ledger Account Name	2020 Budget	Description of Income Coded to Account
48000	EV Pool Guest Passes	\$2,500	Projected income from pool guest fees during controlled access periods at Emerald Valley Pool.
48100	SC Pool Guest Passes	3,800	Projected income from pool guest fees use during controlled access periods at Silver Creek Pool.
48110	SC Pool Barefoot Café	9,000	Silver Creek Pool concession sales in pool season.
48210	EV Pool Flip Flops Café	2,500	Emerald Valley Pool Flip Flops Café concession sales in pool season.
48300	Swim Lessons	6,000	Swim lesson registration fees. 2015 fees increased \$10/residents \$25/non-residents.
48400	Soccer	33,000	Soccer league participant registration fees. \$80 residents, \$100 non-residents. 400 GNW recreational soccer kids. 2019 non-reident \$125
48500	Gators Swim Team	10,600	Swim team participant registration fees. Shirts, individual and team registrations. (130 kids @ \$75; 16 teams @ \$275 & 100 shirts @ \$5) (2015 based on \$80 residents/\$100 non-residents).
48600	Basketball	7,000	Basketball participant registration fees. 2015: \$75/residents, \$100/non-residents.
48800	R&C Events - National Holidays	1,500	Income based on community event tickets, booth sales, sponsorship, etc. sales for National holidays such as Easter, Memorial Day, July 4th, Labor Day, Veterans Day, and Halloween.
48810	R&C Events - GNW Holidays	1,700	Income from community event tickets, booth sales, sponsorship, etc. sales for GNW holidays such as Polar Bear Swim, Child and Parent Valentine's Dance, Car Show.
48820	R&C Events - Community Improvement	2,800	Income based on community event tickets, booth sales, sponsorship, etc. sales for Spring & Fall Community Yard Sales, Spring & Christmas Market Days, and Spring & Fall Bulk Pickup.
48830	R&C Events - Family	1,500	Income based on community event tickets, booth sales, sponsorship, etc. sales for DiveIn Movies.
48999	Recreation Miscellaneous	1,000	Income based on 30% of contracted Fitness Classes such as Line Dancing, Flamenco and Young Flamenco Dance, Tumble Tots, Tennis, etc., participant fees and other fees. Non-resident activity ID cards.

**\$82,900** Total Recreation & Community Event Income



**PRIVATE RENTAL INCOME**

GL Code	General Ledger Account Name	2020 Budget	Description of Income Coded to Account
49000	SC Callanen Hall Rental	\$78,000	Income from rental of the Lodge's Callanen Hall by Members for their exclusive personal use.
49010	SC Pool Rental	10,130	Income from rental of the Silver Creek campus pool by Members for their exclusive personal use.
49020	SC Rental Set-Up/Take-Down Fees	11,250	Income for set up and take-downs services at private Member parties.
49030	SC Security Fees	13,060	Income for security services at private Member facility rentals at which liquor is consumed.
49040	SC Lifeguard Fees	7,900	Income for lifeguard services at private Member pool parties.
49100	EV Flores Hall Rental	14,520	Income from rental of Emerald Valley's Flores Hall by Members for their exclusive personal use.
49110	EV Pool Rental	6,230	Income from rental of the Emerald Valley campus pool by Members for their exclusive personal use.
49120	EV Rental Set-up/Take-down Fees	1,810	Income for set up and take-downs services at private Member parties.
49130	EV Security Fees	400	Income for security services at private Member facility rentals at which liquor is consumed.
49140	EV Lifeguard Fees	7,800	Income for lifeguard services at private Member pool rentals.

**\$151,100 Total Facility Use Income****EXPENSES****CORPORATE GOVERNANCE EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
50000	➤ Annual Meeting	\$6,000	Expenses related to the Annual Membership Meeting, i.e., mailing and postage supplies; election workers stipend; refreshments. 2015-20z mailing \$5,000 postage and printing.
50100	➤ Audit & Tax Preparation	5,000	Preparation of annual corporate tax returns and Board elected audit of previous year's books and records, and attendance of the CPA at the Annual Meeting.
50200	➤ Board/Committee Mtgs/Orientation	800	Refreshments, etc. for attendees at 24 board meetings, Town Halls, etc.
50300	➤ Volunteer Recognition	3,500	Recognition of volunteers for GNW-civic contributions of time and talents to work on Association business and projects. Awards include Neighbor, Volunteer, and Youth Service Awards of the year, and more.
50500	➤ Board Expenses	500	Monies for director business cards or supplies; to extend congratulations, sympathy, etc. on behalf of the Association and Board of Directors; supplies needed for public relations.
50600	➤ Board Training	1,500	Monies for Annual retreat: speakers, materials, and seminars to train, orient, develop skills and knowledge of the Board of Directors.
50700	Copier & Supplies - Corporate Governance	1,200	Copies made in carrying out the governance, corporate, and executive functions of the Association.
50800	➤ Government & Public Relations Team Committee	100	Team and group supplies needed by sanctioned teams or groups to conduct business of the Association - The Board acts in this capacity to liaise with governmental representatives, and others.
50810	➤ Volunteer Team	500	Supplies needed to conduct business of the Association - Volunteer Team will direct efforts toward attracting volunteers, welcome package information, and food/drink for welcome New Resident & Neighbors Get Togethers.
50820	➤ Scholarships	2,000	Money to fund two scholarships given out to qualifying GNW resident young adults for continuing education and training.
50900	➤ Directors & Officers Liability Insurance	12,250	Expenses for Community Association Directors & Officers liability insurance coverage for the Board and its officers and directors.

**\$33,350 Total Corporate Governance Expenses****ADMINISTRATION & ACCOUNTING EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
51000	Administrative & Accounting Wages	\$305,708	Salaries and wages for employees who staff the main administrative and member services offices of the Association, and work with the Board of Directors and staff to plan, organize, coordinate, communicate, and manage, all Association business. Also carry out all Association corporation administrative and accounting functions.
51010	A&A FICA	23,390	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for department staff wages.
51020	A&A FUTA	300	Payroll taxes: Federal Unemployment Tax Act (FUTA) for department staff wages.
51030	A&A SUTA	1,690	Payroll taxes: State Unemployment Tax Authority (SUTA) for department staff wages.
51040	A&A Payroll Service	10,500	Department portion of ADP TotalSource Professional Employer Organization softwares and services fees related to employer responsibilities with personnel required administration; administration of HR law; records and time keeping; payroll processing; federal & state tax filings; IRS reporting; HR compliance, safety, etc., and legal services.
51050	A&A Workers Compensation	290	Workers Compensation insurance premiums for department staff based on risk category and wages.
51060	A&A Group Health Insurance	29,000	Group health insurance expense for qualified full time department staff.
51070	A&A Employee Expenses	3,300	Department expenses for recruiting department staff including reference checks, drug screening, logoed shirts, business cards, etc. Supplies of office first-aid kit. Staff annual recognition luncheon.
51080	➤ A&A Training & Licensing	4,000	Community Associations Institute membership, professional fees, programs. Staff training materials. Registration, transportation and accommodation for attendance at CAI Professional Management Development Program, etc.
51090	All Staff Retirement	6,000	Required Employer contribution to a retirement program for qualified full time employees.
51100	A&A Communication	2,180	Cell phone charges: CM & Communications Manager.
51110	A&A Telephones - Office	6,450	Phone lease and phone lines for administrative offices.
51120	A&A Mileage Reimbursement	750	Reimbursement to department staff for miles traveled in personal vehicles while doing Association business.
51130	Copier & Supplies - Administrative	1,800	Contractual requirement for copiers and supplies - prorated for general office administration.
51140	Copier & Supplies - Accounting & Collections	1,380	Copies made in accounting and collections functions, i.e., reports, budget, delinquent notices, collection letters. Includes third party printing of annual assessment billing statements
51150	Copier & Supplies - Resale Docs	650	Copies of governing documents, accounting statements, forms & documents to maintain Association records.
51160	A&A Office Supplies	4,680	Supplies for administrative and accounting functions, i.e., paper and filing products, writing instruments, binders, clips, labels, staplers, etc., and small pieces of equipment.
51170	A&A Membership Cards	880	Maintenance of equipment and supplies to make photo membership cards, i.e., cards, ID film, stickers, etc.
51180	Administrative Postage	1,360	Postage for correspondence to residents, DRVs, business; postage permits, meter rental, certified mail, etc.
51190	Accounting Postage	1,500	Postage for annual and delinquent assessment billings.

51200	A&A Bank Charges	370	Miscellaneous bank charges.
51310	Legal & Professional - DRACO & General	7,500	Legal and other professional fees related to consultations needed for business, enforcement of deed restrictions, etc. And Small Claims Court fees.
51320	Legal & Professional - Collections	46,800	Legal fees related to collections of delinquent accounts.
51330	Printing - Offsite - Annual Invoice	1,020	Third party offsite printing costs: Annual assessment statement; envelopes, coupon books, late letters, maps, etc.
51340	Record Archiving	1,230	Rent for off-site facility in which records are stored.
51400	Computer & Equipment Hardware	7,000	Computer, network, marquee, banking hardware, WIFI, ID printer, other equipment.
51410	Web Hosting	11,280	Fees paid to web hosting company.
51420	Cable TV & Internet	3,670	Time Warner cable television and Uverse internet access for both Emerald Valley and Silver Creek.
51430	Computer & Equipment Software	26,000	Database software lease, support, training, maintenance and cloud storage of all accounting and database information and records. TOPS [ONE], ID Printer software, Adobe, Survey Monkey, MailChimp, Association Reserves MR&R Report update.
51440	IT Support	10,000	Contract for IT support of all computer hardware, printers, etc.; systems, servers, security & virus, spam protection; cloud storage of all records other than database & accounting.
51500	Property Tax	1,400	Personal property taxes for personal property owned by the Association.
51600	Commercial Package & Crime Insurance	32,922	Expense for Association's main insurance policy: commercial package property, general liability, crime, cyber risk, terrorism, and fidelity coverage.
51610	Commercial Umbrella Ins	19,581	Expense for the \$10 million commercial umbrella liability insurance to cover a liability claim over the liability coverage limit in the Commercial Package policy.

**\$574,581 Total Administration & Accounting Expenses**

**MAINTENANCE EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
52000	Maintenance Wages	\$201,850	Wages for employees who manage, operate, maintain and repair GNW facilities including all pools, structures, electrical, plumbing, structures, vehicles and equipment, the Greenbelt, landscaping, irrigation and grounds.
52010	M FICA	15,250	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for facilities and grounds maintenance salaries.
52020	M FUTA	340	Payroll taxes: Federal Unemployment Tax Act (FUTA) for department wages-
52030	M SUTA	1,480	Payroll taxes: State Unemployment Tax Authority (SUTA) for department wages.
52040	M Payroll Service	11,050	Department portion of ADP TotalSource Professional Employer Organization softwares and services fees related to employer responsibilities with personnel required administration; administration of HR law; records and time keeping; payroll processing; federal & state tax filings; IRS reporting; HR compliance, safety, etc., and legal services.
52050	M Workers Compensation	2,390	Workers Compensation insurance premiums for department staff based on risk category and wages.
52060	M Group Health Insurance	18,000	Group health insurance expense for full time department staff who elect to take it.
52070	M Training & Licensing	2,000	Community Associations Institute programs, professional fees and meetings. CPO - Certified Pool Operator, Certified Irrigation Technician, and Electrical Maintenance training/testing/annual fees.
52080	M Employee Expense	3,000	Department expenses for staff uniforms, work boots, audio tests. first aid supplies.
52100	M Communication	830	Cell phone charges for department staff.
52110	M Telephones	850	Phone lease and phone lines for department manager's office.
52120	M Copier & Supplies	640	Copies and supplies used in conducting business of the department.
52160	M Office Supplies	1,000	Office supplies for department administration.
52200	FM Vehicle Maintenance	3,500	Routine preventive maintenance on maintenance vehicles, i.e., oil changes, repairs and parts or tune-ups, cleaning, inspections and licensing.
52210	M Vehicle Insurance	6,930	Expense for fleet auto insurance.
52220	M Facilities Equipment Maintenance	8,000	Purchase, service, repair and operation of facilities maintenance equipment, i.e., buffers, vacuums, hand and other tools not on the MR&R schedule.
52230	M Vehicle & Equipment Fuel	3,000	Fuel expenses for maintenance vehicles and equipment.
52300	SC Facilities Operation & Maintenance	15,000	Supplies and parts needed to operate, maintain and repair buildings, windows, lighting, plumbing and electrical systems. Projects: (Organizational Shelving; trash & recycle cans; paint inside lodge; reorganize office/storage; sound system and OSHA requirements.
52315	Security, Rec & Rec Restrooms Maintenance	1,500	Supplies and parts needed to maintain and repair buildings, windows, lighting, plumbing and electrical systems.
52320	SC Contract Services	1,500	Contracted services for projects staff does not have knowledge, skill, certification, proper equipment, etc. Pest control.
52325	Maintenance Compound Maintenance	1,000	Supplies and parts needed to maintain and repair buildings, windows, lighting, plumbing and electrical systems. Projects: (Organizational Shelving; trash & recycle cans; storage of paints and other chemicals and other OSHA compliance requirements.
52330	SC Custodial Supplies	3,980	Cleaning, paper, supplies equipment for the Lodge and four other buildings on the Silver Creek campus buildings.
52340	SC Pool Chemicals	13,250	Expenses for chemicals to operate junior Olympic and wader pools. (Former Contract)
52350	SC Pool Maintenance & Repairs	4,000	Maintenance and repairs of the junior Olympic and wader pools, and ancillary filters, pumps, etc. at the Silver Creek campus. Parts, equipment, and contracted services for minor repairs.
52360	SC Trash Services	4,120	Dumpster rental and monthly trash and recycling services.
52400	EV Facilities Ops & Maint	3,500	Supplies and parts to operate, maintain and repair buildings, windows, lighting, plumbing and electrical.
52420	EV Contract Services	1,500	Contracted services for projects staff does not have knowledge, skill, certification, proper equipment, Court and parking area light repair/replacement, tree services, etc.
52430	EV Custodial Supplies	800	Cleaning, paper supplies, small equipment for Flores Hall and two other buildings on the EV campus.
52440	EV Pool Chemicals	9,000	Expenses for junior Olympic and wader pools. (Former contract)
52450	EV Pool Maintenance & Repairs	3,000	Maintenance and repairs of the junior Olympic and wader pools, splashpad, and ancillary filters, pumps, etc. at the Emerald Valley campus. Parts, equipment, and contracted services for minor repairs.
52460	EV Trash Services	2,790	Dumpster rental and monthly trash and recycling disposal services.
53220	Grounds Equipment Maintenance	5,000	Repair of grounds maint. equip: tractors, mowers, and purchase of non-MR&R replacement equipment.
53300	SC Grounds & Sport Field Maintenance	7,000	Supplies and materials to maintain landscaping, trees, shrubs, turf, parking lots, monument signs beds, signage, fencing, etc., on Silver Creek campus and sport fields.
53305	SC Irrigation Maintenance	3,000	Supplies and materials to maintain irrigation on Silver Creek campus and sport fields.
53310	EV Grounds Maintenance	5,500	Supplies and materials to maintain landscaping, trees, shrubs, turf, parking lots, monument signs beds, signage, fencing, etc., on Emerald Valley campus.
53315	EV Irrigation Maintenance	1,500	Supplies and materials to maintain irrigation on Emerald Valley campus including Kuwamura Park.
53320	Parks & Entrances Maintenance	9,000	Supplies and materials to maintain landscaping, trees, shrubs, turf, signage, fencing, etc., at Ridge Creek park and all maintained monument and neighborhood entrances, and the Serenity Garden.
53325	Parks & Entrances Irrigation Maintenance	2,500	Supplies and materials to maintain irrigation at Ridge Creek park and all maintained monument and neighborhood entrances, and the Serenity Garden.
53330	Greenbelt Maintenance	7,000	Supplies and materials to maintain grounds in greenbelt. Contracted services for projects staff does not have knowledge, skill, or proper equipment.
53350	Community Improvement A-Team	2,860	Committee and group operation, supplies needed by sanctioned committees or groups to conduct business of the Association - A-Team -- improvement projects and graffiti abatement.
53400	Commercial Equipment Insurance	1,740	Inland Marine insurance policy to cover maintenance equipment.

**\$390,150 Total Maintenance Expenses**

**UTILITIES EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
54000	SC - Electric & Natural Gas	23,760	Electric and natural gas consumption for the Lodge and all other ancillary buildings.
54100	SC Water - Campus & Irrigation	3,610	Water consumption, sewage and federal storm-water treatment charges for Lodge and pool at Silver Creek campus and Lodge irrigation.
54110	SC Water - Sport Fields	3,880	Water consumption for irrigation of the Silver Creek campus sport fields.
54130	RC Water	2,010	Water consumption for irrigation and fountain at the Ridge Creek park.
54200	EV Water - Campus & Irrigation	6,250	Water consumption, sewage and federal storm-water treatment charges for all buildings, and campus irrigation.
54220	EV Water - Park	1,650	Water consumption, sewage and federal stormwater treatment charges for fountain and park irrigation.
54300	EV -- Electric	11,231	Electric consumption for Flores Hall, lifeguard building, and restroom building as well as lighting on all sports courts, park and electronic marquee.

**\$52,391 Total Utilities Expenses**

**> SECURITY EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
55000	> Security Wages	\$175,000	Salaries and wages for security department employees who provide enhanced services to SAPD through patrols of common areas and 37 miles of roads in the community.
55010	> S FICA	13,860	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for department staff wages.
55020	> S FUTA	440	Payroll taxes: Federal Unemployment Tax Act (FUTA) for department staff wages.
55030	> S SUTA	1,690	Payroll taxes: State Unemployment Tax Authority (SUTA) for department staff wages.
55040	> S Payroll Service	10,210	Department portion of ADP TotalSource Professional Employer Organization softwares and services fees related to employer responsibilities with personnel required administration; administration of HR law; records and time keeping; payroll processing; federal & state tax filings; IRS reporting; HR compliance, safety, etc., and legal services.
55050	> S Workers Compensation	2,220	Workers Compensation insurance premiums for department staff based on risk category and wages.
55060	S Group Health Insurance	6,500	Group health insurance expense for full time department staff who elect to take it.
55070	> S Training & Licensing	1,500	Professional membership fees, meetings and programs. Training materials for staff. Security license renewal fees for private security officers and FBI background checks.
55080	> S Employee Expense	3,000	Expenses to recruit and qualify security personnel, i.e., drug tests, background checks, uniforms, etc.
55100	> S Communication	990	Cell phone charges for department staff.
55110	> S Telephones	2,950	Phone lease and phone lines for security offices.
55120	> S Copier & Supplies	810	Copies and supplies in conducting business of department.
55160	> S Office Supplies	1,170	Small office supplies for department administration.
55200	> S Contracted Services	7,100	Contracted services where staff does not have knowledge, skill, certification, proper equipment, i.e., SAPD added patrols; GNW events.
55310	SC Lodge Security System	2,580	Maintenance and monitoring of Lodge security system.
55320	EV Hall Security System	720	Expenses related to monitoring equipment for Flores Hall and Lifeguard Building.
55400	> S Vehicle Maintenance	5,000	Routine preventive maintenance, i.e., oil changes, repairs and parts or tune-ups, cleaning, inspections and licensing for department vehicles.
55410	> S Vehicle Insurance	5,200	Expense for department fleet vehicle insurance.
55420	> S Vehicle Fuel	6,080	Fuel expenses for department vehicles and equipment.
55430	> S Equipment	500	Equipment used in the deployment of services for safety or security, e.g., decibel reader, body cameras, etc.
55600	> GNWatch Safety Groups	2,000	Team and Group operation, supplies needed by sanctioned teams or groups to conduct business of the Association - GNWatch -- National Night Out; organize bocks/captains for better communication regarding suspicious activity & emergency preparedness. 2019: Combined GNWatch, COP (55500).

**\$249,520 Total Security Expenses**

**RECREATION & COMMUNITY EVENTS EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
57000	Recreation & Events Wages	\$111,330	Salaries and wages for full and part time summer pool employees planning, managing, and undertaking recreation and community activities and events.
57001	> R&E Swim Lesson Wages	2,800	Wages for employees coaching swim lessons and teaching water aerobics.
57010	R&E FICA	7,811	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for department staff wages.
57020	R&E FUTA	430	Payroll taxes: Federal Unemployment Tax Act (FUTA) for department staff wages.
57030	R&E SUTA	1,600	Payroll taxes: State Unemployment Tax Authority (SUTA) for department staff wages.
57040	R&E Payroll Service	6,860	Department portion of ADP TotalSource Professional Employer Organization softwares and services fees related to employer responsibilities with personnel required administration; administration of HR law; records and time keeping; payroll processing; federal & state tax filings; IRS reporting; HR compliance, safety, etc., and legal services.
57050	R&E Workers Compensation	1,500	Workers Compensation insurance premiums for department staff based on risk category and wages.
57060	R&E-Group Health Insurance	6,000	Group health insurance expense for full time recreation and community event staff who elect to take it.
57070	> R&E Training and Licensing	1,000	Professional fees, training and programs. First aid, AED, bloodborne pathogen, lifeguard and swim safety instruction training.
57080	R&E Employee Expense	4,800	Expenses associated with recruiting recreation staff including reference checks, drug screening, swimsuits, business cards, bloodborne pathogen vaccines, etc.
57090	R&E Mileage Reimbursement	900	Reimbursement to Recreation Manager and summer staff for miles traveled in their personal vehicles while doing Association business.
57100	R&E Communications	915	Cell phone charges for recreation staff.
57110	R&E Telephones	1,900	Phone lease and phone lines for recreation office.
57130	R&E Copier & Supplies	800	Copies and supplies in conducting business of recreation and lifestyle activities.
57160	R&E Office Supplies	700	Small office supplies needed for department administration including first aid supplies.
57200	R&E Custodial Supplies	500	Cleaning, paper supplies for recreation office, staff room and concession storage.
57300	> R&E Community Events - National Holidays	8,750	Expenses incurred to provide and carry out community events on national holidays, e.g., Easter, Memorial Day, July 4th, Labor Day, Veterans Day, Halloween, Holidays.
57301	> R&E Community Events - GNW Holidays	2,400	Expenses incurred to provide and carry out community events, e.g., Polar Bear Swim, Luau, Car Show,
57302	> R&E Community Events - Community Improvement	0	Expenses to carry out community events, e.g., Spring & Fall Community Yard Sales, Spring & Christmas Market Days, Spring & Fall Bulk Pickup
57303	> R&E Community Events - Family	1,600	Expenses incurred to provide and carry out community events: Summer Dive! Movies.
57310	> R&E Soccer	24,500	Expenses incurred to provide, equip, and carry out GNW recreational soccer program, i.e., equipment, uniforms, coaches and referee training, and award ceremony.
57320	> R&E Basketball	9,500	Expenses to rent basketball courts and provide, equip, and carry out program, i.e., equipment, uniforms, coaches and referee training, and award ceremony.
57330	> R&E Gators Swim Team	8,500	Expenses incurred to provide, equip, and carry out GNW Gators swim team events, i.e., equipment, uniforms, trained coach, and award ceremony.
57410	R&E SC Pool Café Products	3,100	Supplies to offer concessions at Silver Creek pool during summer season, i.e., chips, sodas, sandwiches, fruit, ice cream, etc.
57420	R&E SC Pool Café Equipment & Non-Saleable Supplies	1,500	Non-saleable equipment and supplies needed to operate the Silver Creek pool concession operation; food permit; sales tax.
57430	R&E EV Pool Café Products	1,029	Supplies to offer concessions at Emerald Valley pool during summer season, i.e., chips, sodas, sandwiches, fruit, ice cream, etc.
57440	R&E EV Pool Café Equipment & Non-Saleable Supplies	790	Non-saleable equipment and supplies needed to operate the Emerald Valley pool concession operation; food permit; sales tax.
57500	R&E Equipment & Supplies	4,000	Miscellaneous pieces of equipment and furnishings for pool decking areas, i.e., umbrellas, water safety products, chairs.
57700	> Youth Accident Policy	3,020	Insurance policy to cover catastrophic claims that could come out sports participation.

**\$218,535 Total Recreation & Community Event Expenses**

**PRIVATE RENTAL EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
58000	SC Private Party Manager Wages	\$30,700	Expenses for wages of a staff member to attend and monitor scheduled private parties of Members in good standing at the Silver Creek Lodge. Fees also include clean up after the parties.
58010	SC-Private Party Manager FICA	0	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for private member use staff wages.
58020	SC Private Party Manager FUTA	0	Payroll taxes: Federal Unemployment Tax Act (FUTA) for private member facility use staff wages.
58030	SC Private Party Manager SUTA	0	Payroll taxes: State Unemployment Tax Authority (SUTA) for private member facility use staff wages.
58050	Workers Comp	80	Workers Compensation insurance premiums for department staff based on risk category and wages.
58100	SC Private Party -- Security	6,700	Expenses for private security to attend and monitor scheduled private parties of Members in good standing at the Silver Creek Lodge when, in accordance with Association policy, alcohol will be served.
58200	SC Private Party -- Lifeguards	3,000	Expenses for wages of qualified lifeguards to attend and monitor scheduled private parties of Members in good standing at the Silver Creek pool.
58300	EV-Private Party Manager Wages	12,000	Expenses for wages of a staff member to attend and monitor scheduled private parties of Members in good standing at the Emerald Valley Flores Hall. Fees also include clean up after the parties.
58310	EV Private Party Manager FICA	0	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for private member facility use staff wages.
58320	EV Private Party Manager FUTA	0	Payroll taxes: Federal Unemployment Tax Act (FUTA) for private member facility use staff wages.
58330	EV Private Party Manager SUTA	0	Payroll taxes: State Unemployment Tax Authority (SUTA) for private member facility use staff wages.
58400	EV Private Party -- Security	310	Expenses for private security to attend and monitor scheduled private parties of Members in good standing at the Emerald Valley Flores Hall when, in accordance with Association policy, alcohol will be served.
58500	EV Private Party -- Lifeguards	4,589	Expenses for wages of qualified lifeguards to attend and monitor scheduled private parties of Members in good standing at the Emerald Valley pool.

**\$57,379 Total Facility Use Expenses**

**> DEED RESTRICTION & ARCHITECTURAL CONTROL EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
56000	> Deed Restriction & Architectural Control Wages	\$68,530	DRACO employee wages: assist Architectural Control Committee, review exterior home improvement applications and administer CC&R restrictions.
56010	> DRACO FICA	5,250	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for architectural process review and department staff wages.
56020	> DRACO FUTA	150	Payroll taxes: Federal Unemployment Tax Act (FUTA) for department staff wages.
56240	> DRACO SUTA	776	Payroll taxes: State Unemployment Tax Authority (SUTA) for department staff wages.
56040	> DRACO Payroll Service	2,600	Department portion of ADP TotalSource Professional Employer Organization softwares and services fees related to employer responsibilities with personnel required administration; administration of HR law; records and time keeping; payroll processing; federal & state tax filings; IRS reporting; HR compliance, safety, etc., and legal services.
56050	> DRACO Workers Compensation	25	Workers Compensation insurance premiums for department staff wages.
56060	> DRACO Group Health Insurance	0	Group health insurance expense for full time department staff who elect to take it.
56070	> DRACO Training & Licensing	800	Community Associations Institute programs, DRACO training, conference and certification, etc.
56080	> DRACO Employee Exp	1,400	Expenses for logoed shirts, business cards, etc.
56100	> DRACO Communications	2,320	Cell phone charges for DRACO staff.
56105	> DRACO Telephones	1,650	Phone lease and phone lines for DRACO office.
56110	> DRACO Copier & Supplies	2,000	Copies and supplies in providing forms to the membership, reviewing ACC exterior improvement applications and documenting deed restriction violations.
56120	> DRACO Postage	1,340	Postage for DRACO deed restriction violations including first class and certified mail, etc.
56200	> DRACO Vehicle Maintenance	2,500	Routine preventive maintenance, i.e., oil changes, repairs and parts or tune-ups, cleaning, inspections and licensing, gas for DRACO vehicles.
56210	> DRACO Vehicle Insurance	1,900	Expense for department vehicles auto insurance.
56220	> DRACO Vehicle Fuel	1,700	Fuel expenses for DRACO vehicles.
56300	> Architectural Control Committee (ACC)	300	Operations and supplies needed by Architectural Control Committee (ACC) to conduct Association business - review of exterior home improvement plans.

**\$93,241 Total Architectural Review & Deed Restriction Enforcement Expenses**

**> COMMUNICATIONS & NEWSPAPER EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
58700	> C Mileage Reimbursement	250	Reimbursement to department staff for miles traveled in their personal vehicles while doing Association business.
58800	> C Copier & Supplies	789	Copies and supplies in communicating messages to the membership and preparing for publication and other internal marketing.
58900	> C Miscellaneous	200	Expenses for miscellaneous products to communicate, enhance and attract readers to messages, safety vests for carriers, photo backdrop, etc. expenses for production of Passages that are not covered in any other account.
58910	> Newspaper Carriers	10,500	Monies to pay contracted carriers to hand-deliver the bi-monthly issues of Passages.
58920	> Newspaper Printing	10,750	Expenses related to the printing of a bi-monthly issue of Passages. 5 16-pg issues 4 pages color, and one 20 page annual report magazine.
58930	> Newspaper Delivery Materials	900	Expenses related to delivery materials needed to hand-deliver Passage door-to-door.
51325	Sponsorship Commissions	500	Expenses related to items agreed to with companies who have purchased a strategic sponsorship packages including commissions, banners, etc.
58940	> C Offsite Printing	1,800	Third party offsite printing expenses for envelopes, multiple-part forms, etc., communication, events posters, stand-alone signs and flags.

**\$25,689 Total Communications & Newspaper Expenses**

**MISCELLANEOUS EXPENSES**

GL Code	General Ledger Account Name	2020 Budget	Description of Expenses Coded to Account
59000	> Contribute: MR&R Reserves	\$51,166	

**\$51,166 Total Major Repair & Replacement Reserves Expense**

**\$1,746,002 GRAND TOTAL ALL EXPENSE CATEGORIES**

**OPS BUDGET OPTIONS**

<b>&gt; Strategic Plan</b>	10,000	<b>&gt; 8 Secondary entrance signs (approved for reserves project)</b>
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**\$10,000 TOTAL**