

WLCA NEWSLETTER



Woodlawn Lake Community Association

Published Bimonthly

July–August 2014

San Antonio, Texas

WALMART TALKS ABOUT NEW LOCAL STORE ON JUL 29th

After months of waiting, groundbreaking for the Woodlawn Lake Walmart took place on July 8th. Construction of the store is beginning now that the remaining tenants of the old shopping center have been relocated to new buildings. This store will revitalize the retail landscape of the near northwest community and create job options for residents seeking out new careers (the store will bring approximately 300 local jobs). The 150,000 square foot store is expected to open in Spring 2015.

The new store will provide residents with affordable shopping options conveniently located in our own neighborhood. It will feature a full line of groceries as well as a bakery, a delicatessen, a frozen food section, and meat, dairy and fresh produce sections. General merchandise areas will include full-service pharmacy, apparel and accessories, tire lube express, sporting goods, electronics, home, lawn and garden center, fine jewelry and health and beauty. The store will include energy-efficient technology and environmentally friendly features to reduce energy and water consumption and to minimize waste.

Our July 29th meeting will feature a presentation on what we can expect at the new store. We also want to ask questions and give suggestions on service we would like to see. Attending the meeting for Walmart will be Daniel Ortiz, Partner with Brown & Ortiz, P.C. (land use attorneys); and Jonathan Gurwitz, Public Affairs Director, and Laura Elizabeth Morales-Welch, Public Affairs Account Executive, both with KGBTexas, a public relations firm for Walmart.

NEWSLETTER BY MAC

After a dozen years of a PC and Microsoft Publisher, the WLCA Newsletter is now prepared on an Apple Mac. This explains some differences and some not yet worked out glitches. We look to ways to improve our newsletter with the new system.

About Our Meetings – page 2
By-Laws Amendments – page 3
Pet No-Kill – page 4

COMMERCIAL DEVELOPMENT FOR AREA ON AUG 26th

Our August 26th meeting will focus on retail and commercial development in our area. New possibilities have arisen because of the improvements to Spur 421 (Culebra & Bandera) completed four years ago and the coming of Walmart (left column). In addition, programs as the Westside Development Corporation and the St. Mary's University Revitalization Project have brought a focus on improving the quality of life in our community.

Our speaker will be Mark Granados. He is the Principal and Founder of GFR Development Services. He previously served as Managing Partner at HPI Retail Properties, Senior Vice President of Acquisitions at Center Trust, Vice President at Golden State Properties, and Director of Acquisitions at Weingarten Realty Investors. Mark has a BBA degree in Real Estate and Urban Development from the University of Texas at Austin.

Mark has been involved in more than \$2 billion in shopping center transactions and developments across Texas, New Mexico, Nevada, and California. He is known for his ability to find new opportunities, develop complex infill sites, and assemble efficient development teams to achieve successful projects. He is developing the W. Woodlawn - Bandera site for Walmart and will tell us of visions and possibilities for our area.

DECO MERCADO DAYS

July 19th saw the grand opening of Deco Mercado Days. This event will take place on the third Saturday of each month through December. It offers a broad variety of fresh produce from nearby farmers and other homemade products like honey, baked goods, and eggs. It also offers flowers, bedding plants, and other unique vendors such as artisans, designers, and makers of rare specialty items. Finally, it includes a wellness component, fitness demonstrations, and pet adoption and services.

The Mercado is at the Deco Building facility and parking lot, 1800 Fredericksburg Road, from 9 am to 2 pm. It is sponsored by the Jefferson/Woodlawn Community Development Corp and Centro Cultural Aztlan. Network for Young Artists, a participating partner, highlights local musicians and performers.

WLCA EXECUTIVE BOARD

President: Alejandro Soto.....485-6168
wlca@att.net
Vice President: Gerard Bustos.....737-0998
Secretary: Ester Soto
Treasurer: Maria Luisa Reyna.....771-7174
Board Members:
Ashley Hernandez.....733-0839
Cathy Fernandez.....421-4894
Marcy Gutierrez.....313-8296
Fred Ayers.....737-1228

AGENDAS & MEETINGS

Our meetings begin at 6:30 pm and we try to be done by 8 pm. To control meeting length, we ask members who wish to discuss a particular subject to present it beforehand to an officer or board member (see block above) for placement on the agenda. Non-emergency items not on the agenda will be heard only if time is available. If discussed, nonscheduled items can be limited to a three minute presentation, again based on time available.

WLCA welcomes membership from outside of our geographic area, but our focus is our Park and our community. We will discuss other area concerns only if they impact on WLCA interests. At times a member or a guest will take advantage of the presence of a Council representative or a guest speaker to ask or make a statement about an issue that does not fit our criteria. The chair can stop and refocus that discussion.

This being an election year, candidates are welcome to visit our meetings. Unless part of a presentation in which all opponents for an office have been invited, each candidate will be allowed two minutes for introduction and will be allowed to visit individually with members before and after the meeting.

WLCA is not subject to the Open Meetings Act. We do keep our members informed about our meetings and our business and give members access to our records.

WLCA Birthdays

July: flower - larkspur; birthstone - ruby

Victor Almaraz, Bodil Beanland, Allison Boerger, Bruce Bronstad, Norma Garza, Mary Gomez, Stephen Kaplan, Cathleen McClure, Diana Prado, Martha M. Kwan, Manuel Sandoval, Rebecca Tadea

August: flower - gladiolus; birthstone - peridot

Thomas Black, Gloria Bolick, Joey Castellano, Efraim Diaz, Elizabeth Provencio, Patricia Briones Garcia, Loretta Valdez, Agustin Gonzalez, Diana Gutierrez, Michael Jones, Deborah Ponce, Rodolfo Rodriguez, Peggy Selden, Alejandro Soto

HEADWAY, HISTORIC, HUBBUB

Alejandro Soto, WLCA President

Much of the construction mentioned in our WLCA Newsletter of a year ago (Jul-Aug'13) has now been completed. The shopping center at W. Woodlawn and Bandera is ready for the Walmart store (topic of our next meeting, see page 1). The site has a new McDonald's, and another McDonald's has opened at Culebra and Elmendorf. Dollar Tree and Advance Auto Parts are now at 919 Bandera. Three new bridges over the Seeling Channel (pedestrian, S. Josephine Tobin, and W. Woodlawn) are open on the northwest end of our Park. Detours around W. Woodlawn have ended, but there is now a detour around Wilson which will continue into next year. Although expected a year ago, work on upgrades at Jefferson High School is now beginning.

Large parts of the WLCA area north of W. Woodlawn joined the Monticello Park Historic District in 2008 and 2010. At times I wonder if this was the best choice for preserving the character of our neighborhood. Historic preservation standards seem to compel like-material replacement and building addition differentiation. I recall that any additions at one time had to match the existing structure. I like to see an addition appearing as if it has always been there. This is what was done when the Woodlawn Lake Park Gym was remodeled in 2006.

The standard now, however, is that the addition not mirror the original, but rather show that it is in fact an add-on. Also, many new building materials are now available that did not exist when our historic homes were built. These, of composites and metals, often appear the same as wood and masonry and are stronger and will last longer with less maintenance. Only close inspection will tell that they are not vintage. The historic objection on both issues is that they give a false sense of history. My concern, however, is character and appearance, not history. Unless dealing with a property having a unique story to tell, I see no need for this pristine treatment. Perhaps a neighborhood conservation district (NCD), where we can set the standards we desire, would serve our needs better. That is why we helped to set up the Jefferson NCD in 2009 and led the effort to create the Woodlawn Lake Area NCD in 2010.

There is a lot of disruption at City Hall. Our Mayor left for the nation's capital and an interim mayor is in place until next year's election. Our Council representative is going away on military assignment. City Council will choose a fill-in for the two months he is gone. Rather than being confused or feeling helpless, we should rely on our own resources to maintain our objectives and promote our interests. WLCA is strong and independent. We have dealt with different leaders downtown, we have handled transitions and oppositions, and we can deal with vacuums. We deal directly with those who do the work in City government and we are respected by them.

PROPOSED AMENDMENTS TO WLCA BY-LAWS

The following amendments have been proposed for the WLCA By-Laws. They were presented to the Executive Board on July 17th. They will be presented to the membership at the July 29th meeting and voted on at the August 26th meeting. If approved by a majority of the members present, the changes will become effective immediately.

In ARTICLE I - MEMBERSHIP, current part c would be split, and part d would be added, with these parts to read:

c) Student membership: A resident within the Association's geographic boundary who is under the age of eighteen, whether or not attending a school or college.

d) Associate membership: Any person or business entity that neither resides nor does business within the defined area boundaries, but nevertheless maintains an interest in the Association, its purposes and objectives. The scopes of memberships described for resident/landowner, business, and student, above, apply to this category. The WLCA Board, by a vote of at least 60%, can refuse to accept as a member any person or business from outside of the WLCA geographic boundaries if that membership would be deemed as detrimental to the interests, goals, or policies of the Association.

This change separates "student membership" from "associate membership." The definition of "associate membership"

remains unchanged. A level of protection to neighborhood control of our Association is added with a proviso on qualifying membership for those residing outside of our geographic area.

In ARTICLE IX - EXECUTIVE BOARD, a new Section 7 is added, and the numbers of the sections following are increased by one (current 7 becomes 8, 8 becomes 9, 9 becomes 10).

Section 7. Notwithstanding Sections 3, 4, 5, and 6, above, the Executive Board may also conduct business by use of email, telephone, and other electronic media, so long as notice of the business is made to each Executive Board member. Any votes made by use of these alternate methods must be made within a five day period of presentation of the issue being voted on, with the result of each vote available to all Executive Board members.

This recognizes the current practice of the Executive Board to handle Association business outside of a regularly called meeting. By-laws now require the Board to meet at least twice a year. This change allows business to be conducted using the resources of modern technology, and provides for an expedited process for conducting business. It does not bypass procedures required by the by-laws to be conducted at membership meetings.

WLCA By-Laws can be found at neighborhoodlink.com/Woodlawn_Lake. They can be sent via email by request. A printed copy can be furnished for \$1 plus postage.

EDUCATOR RETIRES

Sam Ayers, son of WLCA board member Fred Ayers and his wife Sylvia, retired as principal of Estacado High School in the Lubbock Independent School District (LISD). He spent 28 of his 30 years as an educator with that district. He led Estacado to a state rating of "met standard" for the 2012-2013 school year, the first satisfactory academic rating since the federal government named it a "consistently low-performing school." He also served LISD as teacher, assistant principal, and principal at elementary and middle schools, as well as assistant and associate superintendent positions with the district. He will join the faculty in the School of Education at Lubbock Christian University where he will continue his efforts to preparing future teachers and administrators. We congratulate Fred and Sylvia on the accomplishments and contributions of their son in educating the young people of this state.

THOSE PESKY BIKES

We continue to see bicycle riders on the footpath at our Park. It is against City Code and a hazard to walkers and runners. Last year WLCA got the City to post "no bicycle" logo signs along the trail. The message has not stopped the violators. Please report violations to Park Police on site or at 207-8590. Perhaps with enough calls, the officers will do more to stop this practice.

ON THE HORIZON

Details in Next Newsletter

- Historic Homeowners Fair, Saturday, September 27th, 9:30 am to 3 pm, Pearl Full Goods Studio & Breezeway
- National Night Out is on October 7th this year. WLCA is planning an evening get together for our neighborhood.
- September 30th meeting guest speaker Charles Gonzalez, VIA Chief of Public Engagement.
- October 28th meeting guest speaker SAPD Chief William McManus-- scheduled before his announced retirement; we will confirm appearance or get substitute.
- October meeting, nominations for officer and board to serve in 2015-2016. Elections at the November meeting. There are no qualifications other than membership and interest in serving. Start thinking now if you would like to serve.
- Still to be determined: November meeting set for the 25th may be rescheduled to avoid Thanksgiving week. Christmas party date and location to be determined. Give us your ideas.

Next WLCA Meeting: Jul 29 at 6:30 pm

Woodlawn Lake Park Wi-Fi Room @ Gym Bldg

Other meetings in 2014: Aug 26, Sept 30, Oct 28, Nov 25 (tentative), Dec (Christmas Party to be set)

**Woodlawn Lake
Community Association**
PO Box 28374
San Antonio TX 78228



PETS ALIVE! & ANIMAL NO KILL

San Antonio Pets Alive! (SAPA!) is a non-profit organization that is working toward making San Antonio a No Kill city. To achieve this goal, it has built effective and innovative programs to overcome issues that lead to euthanasia at the city shelter.

Foster & Adoption Programs. SAPA! has built an enormous foster program, the largest of its kind.

Neonatal Kitten Nursery. Over 2,000 orphaned kittens were killed each year because they were difficult to feed and care for. This program has enabled the city to have a 91% save rate for kittens thus far this year.

Parvo Ward. This Ward isolates puppies with parvo so that the life-threatening virus does not spread, and then medically treats them for the seven days it takes to clear the virus. Once they test negative, they are adoptable and healthier than ever.

Ringworm Ward. Cats and kittens are isolated for treatment, then returned to the adoption floor within four weeks.

Medical Clinic. SAPA! is building a Medical Triage Center to treat dogs and cats injured by cars.

PASS (Positive Alternatives to Shelter Surrender). This helps the public find resources to keep their pets, or pets they have found, out of the shelter. These means include ad

placement, low cost medical options, behavioral resources, help with food, and even advocating on their behalf if needed.

SAPA! relies heavily on word-of mouth and volunteers to help save the lives of dogs and cats at the shelter. It tries its hardest to find the right homes for these animals by focusing its efforts on saving those already in danger of euthanasia. By fostering, it is able to make more room and bring in more animals to the shelter, thus saving more lives.

Since the launch of SAPA! in January 2012, San Antonio's "save rate" jumped from 30% in October 2011 to 72% in October 2012. In 2013, the save rate increased to 77% and in May 2014, it was 81%. This increase in the number of pets saved from the city shelter is unprecedented in the national arena and is the highest live release rate in the history of San Antonio by more than double. With the community's help, SAPA! has been able to save over 15,000 lives!

The goal is to achieve and sustain a 90% save rate and to make San Antonio the largest No Kill city in the country, but SAPA! needs our help to get there. To donate, foster, volunteer, or adopt, please visit www.sanantoniopetsalive.org, email info@sanantoniopetsalive.org, or call 210-370-7612. Together, we can make SA No Kill!

Printed by WLCA in support of San Antonio Pets Alive! at no cost to that organization.