

The Whispers

PUBLISHED BI-MONTHLY BY NEIGHBORHOOD NEWS, INC. FOR THE WHISPERING OAKS HOMEOWNER'S ASSOCIATION

JOIN US!

WOHA Annual Meeting Sunday, Sept. 19, Noon to 2pm

Hobby Middle School (11843 Vance Jackson @ Huebner)
CDC Covid Guidelines Observed – Masks Encouraged and Available

Keynote Speaker: SAPD Chief McManus
Also speaking: Councilman John Courage & COSA Public Works

Issues to be Discussed Include:

- Upcoming "Flying T" Entrance
- Oak Wilt Risk Map Update
- Traffic & Speeding Abatement
- Crime Prevention
- Membership Milestone
- Launch of New Legacy Fund
- Landscaping Plans
- Board Elections for 2022



Membership Campaign Aims to Build on Momentum

WOHA membership jumped 56% in 2021—thanks to a yard sign campaign last fall that reminded residents just how dues are spent. Many were surprised to learn that community insurances, utilities, landscaping, and infrastructure repairs add up to nearly \$50,000 annually.

Volunteer Treasurer Cheri Wiese says the online credit card option, launched last year, also helped boost participation because younger homeowners are less likely to have checking accounts. Many of the residents, enrolling via whisperingoaks.org, opted to establish monthly

auto-payments. That new feature proved to be particularly popular with first-time members and with seniors managing a tight budget.

"We are so appreciative that our neighbors responded in numbers we haven't seen for many years," says Wiese. "I think most realize that chipping in \$10 a month to safeguard their property value is a bargain compared to what nearby communities mandate. It's a smart investment to maintain the quality of life we all share." She says WOHA membership dues will *not* increase in 2022.

(Continued on page 3)

2022 Membership Drive

WOHA
11515 Whisper Forest #B
San Antonio 78230

Mail by October 31st

- I'll do my part! My check for the \$125 annual household dues is enclosed.
 I'll do a bit more! Additional \$ _____ included supports the WOHA Capital Fund.

WO Street Address: _____

Your Name: _____

Spouse / Partner Name: _____

Your Email: _____

Your Phone: (_____) _____ Year Arrived in WO: _____

Prefer credit card or monthly auto-pay? Visit whisperingoaks.org



WOHA 2021

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Editorial Staff

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Richard S. Pressman

Editorial Assistance

Andy B. Parsons

Publisher:



Neighborhood News
3740 Colony Dr. Ste. LL100
San Antonio, TX 78230
210-558-3160

info@neighborhoodnews.com

www.NeighborhoodNews.com

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Simon Sez



Welcome to William P. Hobby Middle School... courtesy of its long-time principal, Mr. Lawrence Carranco! That's where this year's Annual Meeting of the Whispering Oaks Homeowner's Association will be held in just a few weeks. We look forward to seeing you there. And, yes, all the CDC COVID precautions are being taken. Please wear a mask. If you don't have one, we'll be happy to provide you with one.

Highlighting the *brief*, two-hour program will be San Antonio Chief of Police William P. McManus. Also speaking will be representatives of City Public Works, who will explain the forthcoming "Flying T," to be installed at Wurzbach and Whisper Valley, and finally a brief word from our councilman, John Courage. It should be a most informative afternoon. At least come for a free cookie and to say howdy to your neighbors!

Despite the handicap of its being the Year of COVID-19, we of the Board of Directors believe we have accomplished a great deal—though there is always much more to be done. Here's a partial list:

1. Entranceway lighting at Whisper Bow and Whisper Path.
2. New gate along Lockhill-Selma.
3. Turning lane from Lockhill-Selma into Whispering Wind.
4. Membership hitting its highest level in several years at 56%.

5. Committee formed to fight the Oak Wilt infestation.
6. The marquees by the two tennis courts were updated.
7. Mailboxes for WOHA and The Tennis Club were installed.
8. *The Whispers* appeared in full color.
9. A new website for WOHA was created, allowing for online dues payment.
10. Street renovations began on the east side.
11. All the outer walls were power washed.
12. The design for the Flying T was approved.

Overall, we tried to be more transparent and more responsive to our neighbors. However, we are always more responsive to our dues-paying members. So please do your part! Love Whispering Oaks as much as your all-volunteer Board does. As well, we worked more closely with the office of Councilmanic District 9, which helped, for example, to bring about the turning lane at Whispering Wind.

For Fiscal Year 2021–22, we would like our particular goal, in addition to continuing the trajectory of this past year, to emphasize beautification. Let all our residents do their part to keep their own property looking good, so that we all benefit from a well-kept, beautiful Whispering Oaks.

Meanwhile, we bid a fond farewell to exiting Board members Debra Esparza, Samantha Foster, and Jay Pruski. We really do say, "Thank you for your service!"

See you on Sunday the 19th!

Simon Esparza

President

Wanna Take a Bite Outa Crime?

Would you like to ride along with a police officer on patrol? How about teaming up with an officer looking for criminals in our neighborhood? Do you know what types of crime happen in Whispering Oaks?

If you're interested and over the age of 18, then you can sign up for Citizens on Patrol—a special community involvement program managed by the San Antonio Police Department. Beginning in September, the fall season of training classes are open to northwest-side residents at the Prue Road SAPD substation. You can be trained in just one evening.

SAPD also offers this opportunity several times a year to participate in a variety of *safe* activities designed to prepare residents to be the "eyes and ears" of the police. One such activity is a "ride-along" in a police car. Another is to monitor a parking lot at a high-crime shopping center. The goal is to promote closer cooperation between the police, city agencies, and members of the San Antonio community.

The next class is 16 September—a Thursday evening from 6:00–10:00 p.m. Call Officer Greg Perry at 210-207-5830 for more information and to sign up. Another class will be held 18 November.

(Continued from page 1)

There is still much to do. And the Board wants to be able to afford to do it: (a) irrigating the common areas more efficiently, (b) finishing lighting all five of our entranceways and timed-lighting them all, (c) fighting Oak Wilt, and (d) installing COPS signage. The safety of our neighborhood is in everyone's interest.

As the renewal campaign gets underway, Wiese is aiming even higher. WOHA volunteers will make personal contact with households that haven't enrolled yet, hoping to understand any hesitancy or obstacles.

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VOLUNTEER

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Volunteers can call 210-967-6372 or email nesavc@sbcglobal.net. They will send an application and schedule an interview. After the background check and DPS driver records are complete, you can start selecting drives immediately.

Life at the WO Pool

"Summer Time, Summer Time, Sum, Sum, Sum Summer Time"



Kids always know how to have fun!



The Tennis Camp arrives for their after-tennis, afternoon swim.



Tennis Camp coach, former Blue Marlin, former WO lifeguard, and WO native Sofia Gutiérrez gives a swimming pointer.



A few of our Blue Marlins Swim Team smiling for the camera.



Yer Askin' Fer Trouble!

This limb was broken by the swinging arm of a City trash truck. That was caused by the limb's hanging too low. When the arm swung up, it knocked the branch, damaging the tree. And it could well have damaged the truck, for which the homeowner is liable. It's the law: You must provide 14.5' clearance!



Oh, What a Relief It Is!

...back on 15 June, as City Services hauled away much debris from the creek bed between Whispering Oaks east and Whispering Oaks West. Thanks, guys.



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Even a little stagnant water can quickly breed mosquitos.

This summer's late rains have made it easy for mosquitos to linger. Remember that most species live only a few weeks, don't travel far their entire lives, and require stagnant water to breed. Eliminate these common breeding grounds around your yard, and call 311 to anonymously report problems on nearby properties.



Neglected Pools, Ponds and Fountains can breed thousands per week. Call 311 immediately.



Yard Debris such as toys, tires and buckets collect water from lawn sprinklers. A mother mosquito needs just a few ounces.



Birdbaths & Pet Dishes should be completely emptied and refreshed every 3 days.

Potted Plant Trays that hold water should be treated to deter larvae.



Tarps and Covers on outdoor furniture, barbecues, equipment and stacked wood can hold rainwater long enough for hundreds of mosquitos to mature.



Clogged Gutters can be easily detected by spraying water onto the roof and watching for steady downspout flow.

How Water-Bourne Mosquitoes Thrive in a Dry Texas Summer

It's a summertime riddle. If most mosquito species live only a few weeks, don't travel very far their entire lives and can't reproduce without water, then why does Whispering Oaks have them months after the rain clouds have disappeared? The answer is usually manmade.

There are at least 176 known species of the blood thirsty insects living in the United States and all need water in which to lay their eggs. Most species prefer to deposit eggs on the surface of stagnant water, but some will lay eggs on moist surfaces just above or adjacent to water. Luckily San Antonio isn't rife with the ponds, slow streams and marshes that provide the ideal habitat for a mosquito nursery, but it seems mosquito mamas aren't fussy. They'll make due with a surprisingly small amount of water anywhere they can hunt it out.

Our yards provide a myriad of water sources mosquitos can exploit. Swimming pools and koi ponds aren't of concern thanks to their pumps that run near continuously. Mosquitoes prefer the standing water of a bird bath, so it's critical to fully dump the basin's water every week to disrupt the 10-14 day incubation cycle. The same goes for dishes under potted plants on patios where water can repeatedly collect.

Can't lift those heavy pots? Consider adding 'dunks' to features that routinely hold water. These all-natural two-inch rings release a bacterium that disrupts the development of mosquito larvae, but is harmless to birds and mammals. The City of San Antonio relies upon dunks to treat problematic areas each spring and summer. Look for the Summit brand at Home Depot and Lowes where a pack of six pack costing under \$9 can

last the entire season. The brittle rings can be divided easily to treat small water features such as bird baths.

Experts warn that yard debris is a major mosquito risk because buckets, soda cups and bottles, old tires and plastic tarps can collect water from nearby lawn sprinklers and hold it for weeks in a shady spot. If you have a bumper crop of blood suckers this summer, take a trip around your yard looking for any standing water. You might also peak into your neighbor's yard too; at your own risk of course. When in doubt, look up. Gutters clogged with leaves can retain rain water for weeks even in the hottest weather.

Eliminating standing water sources is an easy, no-cost way to inhibit mosquito breeding. With a little diligence, your neighborhood could see its mosquito population plummet surprisingly quickly. Removing or treating water sources can also reduce the need for costly insecticide services that spray chemicals on your vegetation and exterior surfaces which inadvertently kills beneficial garden insects and can harm some of the wildlife that eats mosquitoes in the first place.

Keeping Whispering Oaks' mosquito population low every summer will not only lead to a more pleasant outdoor activities, it will limit your family and pet's exposure to the seemingly endless list of harmful diseases mosquitos can transmit, such as West Nile, Zika, malaria, dengue and heartworm. Residents can help the City of San Antonio reduce the spread of these diseases by calling 311 to report standing water hazards on any public and private properties.

Memorial Day Weekend Came in With a BANG!

As if the Great February Freeze had not been enough, the Great May Blow hit us again on the Friday of Memorial Day weekend, 28 May. And it warn't no pretty sight! We're (almost) always grateful for rain, but this was ridiculous! Maybe we'd just as soon fergit the whole thing...once we get the debris cleared away, that is.



What was it that Hemingway said about people being stronger in the broken places? Does it apply to trees?



This poor guy got buried in it!



No trespassing!



What a mess!



Debris stacked up next to the tennis courts. Good thing it didn't land in the pool.



If ever there was a street well-named... But actually, these lucky folks saw little damage to their shrubs and trees.



"Great big branches hanging down, hanging down."



Coulda been worse...but not by much. That's a whole tree gone. Each fully grown tree is worth upwards of \$6000.



Nature in Whispering Oaks Is Enough to Give You the Crapes! ...Crape Myrtles Flowering in Abundance

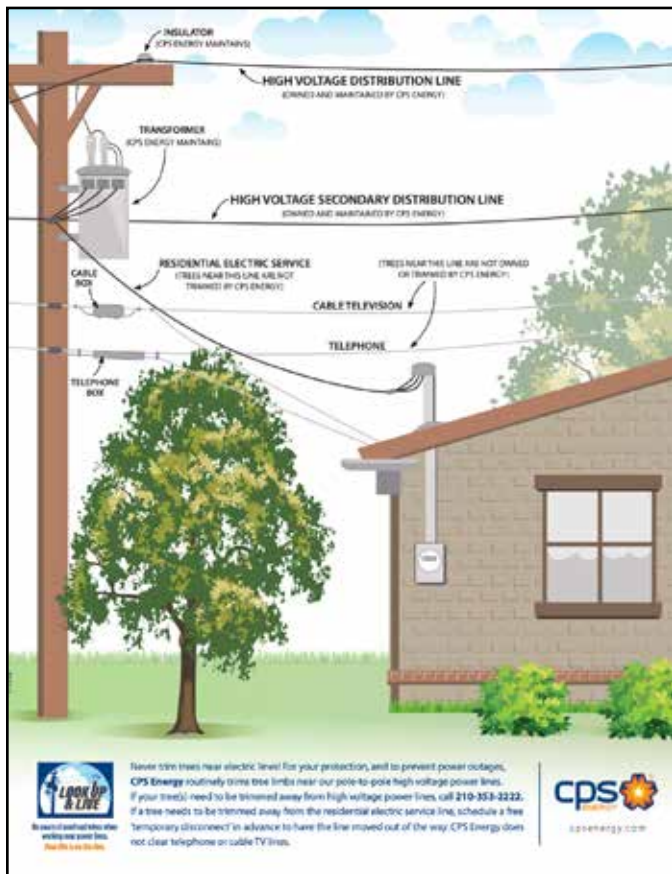


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With the hot, hot weather, please note these City laws:

Pets in Vehicles



City ordinances Sec. 5-15. Safety of animals in motor vehicles. (a) No person shall transport or carry on any public roadway any animal in a motor vehicle unless the animal is safely enclosed within the vehicle; and if traveling in an unenclosed vehicle (including, but not limited to convertibles, pick-up trucks, jeeps, and flatbed trucks), the animal shall be confined by a vented container or cage, rope, or other device cross-tied to prevent the animal from falling or jumping from the motor vehicle or from strangling on a single leash.

(b) No person shall leave any animal in any standing or parked vehicle in such a way as to endanger the animal's health or safety. Any animal care officer or police officer is authorized to use reasonable force, including the breaking of a side window, to remove an animal from a vehicle whenever it appears the animal's health or safety is endangered, and said neglected or endangered animal shall be impounded.

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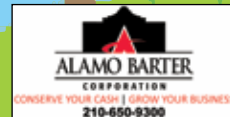
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The Annual 4th of July Parade

Three Cheers for the Red, White, and Blue!



In the parade's contest for the best get-up, the winner was Ezra Eilers, 13, hands down...or flag up. He's accompanied by his adoring sisters, Elynn, 10, and Everly, 6.

The annual parade of children on or in their vehicles took place, as usual, this year on Sunday, the 4th of July, from Whisper View to the entrance to the Swim and Tennis Club. Some 20 children, ranging in age from perhaps 15 down to just one, strutted their stuff.



Sadie Tawil got to ride on something special, Marc & Mary Ellen Rioux's 1936 AFT Flyer. They promise that when the youngest member of the parade, one-year-old Bodie, is old enough, then he can ride it, too.



As every year, a fire engine came, and youthful curiosity took over with lots of questions for this friendly fireman, who was only too happy to show them the ropes...er, chains.



And the parade's youngest entrant, Bodie Richard Walter Blount, age 360 days, son of Graciela Pressman.

Some youngsters enjoy the new basketball and climbing facilities behind the pool that just opened this season, making the complex more complete than ever.



Then came enjoying the pool, folks of all ages and sizes, enjoying beverages of all kinds—the only time it's allowed. Ah, but there is still so much to celebrate. Happy 245th, America!

We Have a New SAFFE Officer!



The police are with us! And that's a good thing. At a meeting at the pool on Thursday, 1 July, attended by some 30 residents, we were introduced to our new SAFFE Officer, **James Wueste** (pronounced Wee-stee). SAFFE stands for San Antonio for a Fear-Free Environment. There is one officer assigned to several neighborhoods, with the purpose of being a liaison to deal with ongoing problems, not to be on-call for emergencies.

The Department was so interested in making a good introduction of Officer Wueste (right) that they also sent along a colleague, Officer Luis Robles (center), and, representing Police Chief William McManus, Deputy Chief Gustavo Guzmán (left), who told us that SAFFE officers are chosen highly selectively.

Some of the neighborhood concerns of a SAFFE officer are speeding, package and mail theft, homelessness and panhandling, and unlicensed businesses being run out of homes. Neighbors can also help themselves by participating in the COPS program, or Citizens on Patrol.

WOHA President Simon Esparza informed the crowd that new signs are being posted at our entranceways to indicate that we are a COPS neighborhood, but that the program needs to start up again. New training is available at the police academy, running only three hours, from 6:00 to 9:00 p.m., and which folks who have attended have found most informative. (See accompanying story on p. 2.)

Because of major concerns expressed about speeding on Wurzbach, the police have set up radar trailers so drivers can monitor their own speed, which has the effect of slowing speeders down. Ticketing also occurs.

Concerning burglaries, our guests pointed out that in many cases, they result from doors or windows being left unlocked, including in cars. As well, lawns left uncut and newspapers left out are invitations to burglars. Ways to discourage burglars further are with better outside lighting and with security cameras.

Concerns about firecrackers and fireworks, we were told, are best met, not by calling the police directly, but by calling 311.

Finally, we were all surprised to learn that the Prue Police Station service area is the size of the city of Corpus Christi (!) and that the average shift is comprised of only about 60 officers at a time. However, in an emergency, officers are borrowed from other service areas.

Here is the contact information for SAFFE Officer James Wueste:

Email: james.wueste@sanantonio.gov

Office telephone: 210-207-7169

Desk telephone: 210-207-5821



Some of the interested WO residents who came to meet our new SAFFE officer.

Rose J. Lilly 1923-2021



Fifty-year Whispering Oaks resident, who lived to be 97, Rose J. Lilly passed away peacefully on July 3 in San Antonio. She was born in New York City to Sicilian immigrants. Having a beautiful singing voice, she was set on a career in "show biz" when she met a young Army Air Force Cadet. Together for over 50 years, Rose and Al raised five children and traveled the world following Al's career in the Air Force and then as Chief of Police of Universal City.

In addition to being a singer, synchronized swimmer, and dancer, Rose had a successful career in real estate, in 1972 becoming the first woman in San Antonio to reach over \$1,000,000 in sales. Proud of her Sicilian upbringing, Rose loved to cook, and Sundays would always have a large pot of sauce on the stove.

The house was always alive with music, especially the hits of the '40s, with Frank Sinatra, Ella Fitzgerald, and Tony Bennett. Rose was the consummate entertainer, hosting dinner parties, bridge games, coffees, and lunches. She loved a house full of people and during the summer months the house was constantly full of children, grandchildren, and great grandchildren. An extraordinarily independent woman, Rose swam every day into her 90s and played bridge weekly. Her house was open to anyone, with freshly baked cakes and coffee awaiting all who happened to stop by. "No one leaves my house hungry!"

—Condensed from the Mission Park obituary

It May Not Be Football Season, But the Board Would Like to Cheer You On:

**HIDE THOSE CANS!
HIDE THOSE CANS!**

Let's face it, folks: Those trash, recycling, and organics barrels are unsightly. So let's do our part to keep them as out of sight as we can. Let's do all we can to keep our neighborhood as beautiful as we imagined it when we saw it for the first time and wanted to live here.



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Garden Club Report

Dear Mother Nature,

Here we are more than halfway through the year and wondering what tricks you may have up your sleeve for us. January into early February was so mild that spring flowers thought they should start blooming sooner rather than later. But you, dear Mother, thought that a mid-February four-day freeze would teach us a lesson. Okay, we learned that blankets and tarps covering our outdoor plants would not necessarily save them. And we learned not to dig them up before Mother's Day. Bet that gave you a good chuckle, dear Mother. Some came back stronger than ever, some bit the dust, giving the nursery business an economic boost. Oh, Mother, are you in cahoots with them?

Then in March and April we searched for fields of the Texas State Flower. Where were the bluebonnets? A few here, maybe a few there, but certainly not enough to please us. The merry month of May brought some color; thanks for that. But the blue was seen on plants like plumbago, not on our beloved bonnets. Yes, colorful esperanza, Pride of Barbados, crepe myrtle, lantana, hibiscus, and knockout roses were lovely, just to name a few. But the loss of citrus trees was a crushing blow. Oh, dear Mother, no Meyer lemons means no lemonade!

Now let's talk about the spring to mid-summer torrential rains. Around these parts, we usually say to each other, "Rain? We'll take it whenever we can get it." But, really, Mother, enough was enough! Yes, the July carpet grass was beautifully green and lush. Still and all, no thanks for the mold, the mud, and especially the mosquitoes.

Darling Mother Nature, as we head into fall, please, no more extreme weather events. If we messed with you in the past, we promise not to mess with you ever again.

Fondly yours,
The Whispering Oaks Garden Club

"Everything that slows us down and forces patience, everything that sets us back into the slow circles of nature is a help. Gardening is an instrument of grace." —May Sarton

"A late summer garden has a tranquility found no other time of the year." —William F. Longgood

"The most noteworthy thing about gardeners is that they are always optimistic, always enterprising, and never satisfied. They always look forward to doing something better than they have ever done before."
—Vita Sackville-West

"The love of gardening is a seed that once sown, never dies, but grows to the enduring happiness that the love of gardening gives."
—Gertrude Jekyll

Yards of the Month



June 2021
The Wrights
11606 Whisper Willow



July 2021
Dr. Ursula Sanderson
11006 Whisper Ridge

It's in the Bag

The visual evidence indicates that there has been an addition to the Larry and Bernice Fischer family. It appears that this poorly kept secret is out. **Charlotte "Charli" Mae Fischer**, 6 lbs. 14 oz., was born 26 June.



Both sister, Wally, and family dog, Chomper, are celebrating. We, their neighbors, can, too.

Please Pick Up After Your Dog!
It's the Law!

Was Something Missing?

Didn't see *The Whispers* last month? We've changed our schedule, now coming out in the odd months instead of the even. That's all. It's still the same old "rag" you look for every other month.



A Message from Police Chief William McManus

While crime traditionally rises in the summer months, the City of San Antonio entered the season in great shape, reporting a decrease in violent crime and property crimes. From January to May, the city saw a double-digit drop in violent crimes. The number of homicides, rapes, robberies, and aggravated assaults was down 14% from the same period of time last year. Burglary, larceny-theft, and motor vehicle theft, all property crimes, were down 7% compared to the first quarter of last year.

However, it's no time for the community to let its guard down as so many property crimes are crimes of opportunity. The Department frequently takes reports from victims who left valuable items inside their vehicles, forgot to lock their doors, and/or left their car keys inside the vehicle. It's important to note, though, that the criminal justice system is multifaceted. An arrest is only the beginning. From there, the case enters the judicial system—a system over which the Department has no control. The Department routinely sees instances in which suspects in property crimes and violent crimes have evaded responsibility for their actions at the judicial level.

Additionally, the Department continues to see instances in which individuals suspected of numerous crimes are released on low or personal recognizance bonds or are out on multiple

bonds when they are re-arrested. The Department understands bail is a fundamental right, and that it may not be used as an oppressive tool. However, the law also states the court must consider the safety of the community and the safety of the victims of the alleged crime. That—the safety of the victims and of the community—is my primary concern.

Officers will continue to do all they can to protect and serve the community, regardless of external factors. In my decades of police experience, I've learned the safest communities are the ones that are most informed and engaged. Accordingly, we have rolled out a new community notifications system that will allow the Department to text you the latest information, from crime statistics to upcoming community events near you. You can sign up by texting SAPD to 39987. By opting in, you can give your input on a number of topics.

In that same spirit, we're revamping our website. We've already launched our cite-and-release dashboard, which is accessible through the data tab on the Department's website. We also intend to introduce more online tools to keep the community informed!

Hope to visit with you all soon.

Chief William McManus

Message provided June 29 via the office of Councilman John Courage

Letter to the Editor



One of the reasons why my wife and I chose to make Whispering Oaks our home in 1994 was the natural beauty of the area. It was also plainly evident that the homeowners in the neighborhood took great pride in maintaining their properties. It was one of the most beautiful neighborhoods in San Antonio!

Through the years, times have changed and there has been a turnover in the neighborhood. It is terrific that so many younger families have moved into Whispering Oaks—there's a new sense of vitality, which all of us "old timers" certainly appreciate. It's so great to see young moms and dads out pushing strollers and watching children on their bicycles! Blending the new residents with those of us who have lived here for many years has been beneficial for everyone!

In walking or driving through the neighborhood now, however, it seems that there are some homes that are not being cared for as well as in the past—lawns not mowed and edged, bushes overgrown, and garbage cans being left in front of the garage or in the front yard. (As mentioned in many previous issues of *The Whispers*, garbage cans are not decorative objects. They need to be kept behind the fence, in the garage, or inside of an enclosure.) These things make homes less attractive and can be an eyesore to neighbors, visitors, or potential home buyers.

Let's all try to make an extra effort to keep our properties and our neighborhood beautiful and well maintained. It is pleasant for all of us to be able to enjoy the beauty of Whispering Oaks.

Very sincerely,
Robert Turner

Note: *The Whispers* welcomes brief Letters to the Editor from its membership on any subject of interest to the Whispering Oaks community of a constructive nature.



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Real Estate Report April - July 2021

Prepared by Jean Marie Ruffini, Resident Realtor®

	<u>Price</u>	<u>Per Sq. Foot</u>
Active listings – 6		
High	\$475,000	\$161
Low	\$299,000	\$147
Pending listings – 4		
High	\$370,000	\$162
Low	\$242,000	\$134
Sold listings – 13		
High	\$500,000	\$200
Median	\$360,125	\$153
Low	\$220,000	\$95

From SABOR

San Antonio and its surrounding areas experienced a 27% rise in home sales year-over-year for the second month in a row. In May a total of 3,669 homes sold whereas 2,884 homes were sold last year.

Home sales have continued to outpace last year, and inventory still remains low at just 1.3 months. The home average price throughout all of Texas was \$388,261, which is 31.7% higher than May 2020.

We're an NCD! (So What the Heck Is That?)

The 26th of July marked the 20th anniversary of Whispering Oaks' taking the first steps into becoming a Neighborhood Conservation District, only the fourth one in San Antonio to be so named. More than half of the property owners at the time voted to have the City designate Whispering Oaks a unique and distinctive residential neighborhood, thus creating a zoning overlay that exists to this day.

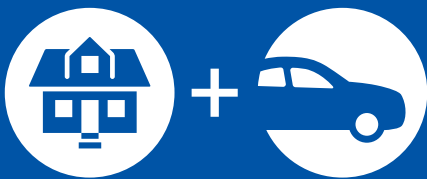
The designation of an NCD for Whispering Oaks was instituted to preserve, protect, enhance, and perpetuate the value of the homes here. All our neighborhood properties already had deed restrictions, but adding the NCD zoning requirements meant that extra protections were put into place, protections which are now enforced by the City.

Unlike a Historic District, our NCD-4 does not mandate house or roof colors, or types of window designs. It does, however, require homeowners to receive permitted permission from the City of San Antonio's Development Services Department before any property modifications are made. For example, all properties must have two-car garages or carports made from the same materials as the house, front yards may not be paved over, and may not use chain-link fencing visible from the front or side streets.

More information on our NCD requirements is available at whisperingoaks.org, where a link is posted for the CoSA page on NCD design requirements. Further information can be gotten from the City office at 210-207-1111. Homeowners planning remodeling or improvements to their property are reminded that an architectural review by the Whispering Oaks Homeowners Association (board@whisperingoaks.org) is expressly required *first* (our deed restrictions). The permit application process can then begin with the NCD office at the City's Development Services Department.

Property owners who plan to sell their home should remind listing agents and prospective buyers of our NCD status. As our neighborhood ages past 50 years, many homes can benefit from some improvements, but improvements must maintain the quality and appearance of the original. Our NCD was created to keep Whispering Oaks a special, attractive environment, one using the same building standards that were common in the 1960s and 1970s.

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Wanna Read Sumpin' Funny? 😂

"Why doesn't your mother like me?" a woman asks her boyfriend.

"Don't take it personally," he assures her. "She's never liked anyone I've dated. I once dated someone exactly like her, and that didn't work out, either."

"What happened?"

"My father couldn't stand her!"

Un Chiste en Español

Tres ingenieros discutiendo sobre el diseño del cuerpo humano.

"Obviamente, lo diseñó un ingeniero mecánico: Fíxate en las articulaciones, en los huesos de la mano, en..."

"No, hombre, fue un ingeniero eléctrico: Fíxate en el sistema nervioso, en lo complejo que es el cerebro..."

"No, esto lo hizo un ingeniero civil. A ninguna otra persona se le puede ocurrir poner un desagüe tóxico junto a un área recreativa."



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