

# The Whispers

Bi-Monthly Newsletter of the Whispering Oaks Homeowners Association Published by Neighborhood News, Inc.

## BIG ANNUAL JULY 4TH CELEBRATION!

2:00 P.M.—PARADE OF THE CHILDREN  
DRESS UP YOUR CARTS AND BIKES TO WIN PRIZES  
BEGINS AT WHISPER VIEW AND WHISPER VALLEY

2:15 P.M.—BURGERS AND HOTDOGS FOR JUST \$5  
BRING A DISH TO SHARE!

**POOL ENTRY IS FREE, OPEN TO ALL!**



### The Pool Is Open!

And the fun is on. The pool is as busy as ever, with lots of conviviality and good times with family, friends, and neighbors. It's easy to join. But if you're not sure you want to, just take advantage of a free day on any holiday, the Fourth of July and Labor Day. And there's plenty of space for parties. Just arrange through the Swim Club site.

Lifeguards are on duty for your children's safety Tuesday to Sunday, 1:00 to 8:00. But otherwise, folks can swim at any time 'at your own risk.' Children must be accompanied by an adult. For more information, go to [whisperingoaks.org](http://whisperingoaks.org).



More pics on page 7

### Capital Fund Drive Mounted to Support Covenant Revisions

Every summer, WOHA's annual Capital Fund drive raises money for an important community need that can't be covered by its low annual membership dues. Projects are typically infrastructure repairs, but this year's campaign seeks to support a different type of long-term benefit: updating the Community Covenants.

At last September's Annual Meeting, WOHA members voted to propose several amendments to the decades-old rules that apply to all properties. The Covenants were attached to every property deed in perpetuity by the community's original developers, and so are long overdue for protections in a modern world. One popular amendment, for example, would restrict short-term rental properties and allow our subdivision to circumvent reliance on City ordinances.

The WOHA Board has been working with legal counsel who specializes in HOA matters to finalize a ballot containing up to eight amendments that will be circulated to every household later this year. The Capital Fund is being tapped to help pay for this critical guidance as well as ballot mailing costs and County filing fees. With the Board having set a goal of \$6,000, residents are encouraged to contribute via either the mail-in form below or by visiting [whisperingoaks.org](http://whisperingoaks.org)

#### 2024 Capital Fund Replenishment Drive

Mail check by July 31<sup>st</sup> to:

11515 Whisper Forest #B  
San Antonio 78230

or visit [whisperingoaks.org](http://whisperingoaks.org)



**Yes, I'll do my part to support the WOHA Capital Fund this year!**

\$25    \$50    \$100    \$250    Other: \_\_\_\_\_

Name: \_\_\_\_\_ *Please Print Clearly*

WO Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_



2024

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# Peter's Prez-spective

A Letter from the WOHA President

## In Praise of Permits

My father once told me that most people will do a home renovation just once—meaning that the process can be so grueling that only a glutton for punishment would ever attempt another. But I've renovated four homes so far, including modest upgrades to our house in Whispering Oaks, so I guess that says something about my tolerance for frustration.

Home repairs, particularly the ambitious, messy projects can test the limits of any property owner's patience. The process inevitably takes longer and costs more than anyone anticipates. And in San Antonio, the reliability of our tradespeople can take a homeowner's anxiety to a whole different level.

But even if you're lucky enough to find a reasonably priced contractor who actually shows up when promised, most homeowners inevitably wonder if the quality of the contractor's work is up to par. And, typically, the more technical expertise involved, the greater the financial risk. That's why I'm a firm believer in obtaining building permits for even modest repairs and renovations.

Most City permits are relatively inexpensive and easy to obtain. But most importantly, circumventing the City to save a few bucks cuts out an impartial building inspector who knows exactly how the work should be done. Shoddy electrical, plumbing, or heating, ventilation, and air conditioning (HVAC) work can easily cost more in the long run—but the inspector has your back. He's there, in large part, to ensure that your contractor doesn't cut corners that put you or your neighbors at risk.

The City regularly alerts WOHA on permits that have been issued within our subdivision, and our volunteers will occasionally spot projects that skip the permitting process. Things don't always go well for those homeowners. An example is converting a garage into habitable space. These days, it would be impossible to secure a permit to undertake that renovation without the addition of a two-car carport, thanks to the Neighborhood Conservation District standards overseen by the City.

Whispering Oaks has a handful of converted garages, some more obvious than others, and even those that were completed with permits before the NCD standards took effect in 2005 are still problematic. That's because our Community Covenants have always required every property to maintain a functional two-car garage or a carport at all times. Theoretically, then, nearby neighbors have the right to insist a property either reestablish its garage or install a carport equivalent.

Legal experts advise that the statute of limitations wouldn't be a factor because the steady stream of new arrivals to the community is awarded the same rights as their predecessors. Said another way, a decades-old violation could conflict with newly acquired deed rights. And while City staff aren't responsible to know or enforce our decades-old community rules, they will typically remind homeowners during the permitting process that many subdivisions have limitations on some types of renovations which can supersede City ordinances.

I'll leave you with one last reason to pull permits: getting full credit when you sell your home. Sellers must legally disclose major renovations done without permits, and those awkward revelations may cause some buyers to be concerned work was not properly supervised. Those valid concerns can cause costly problems in negotiations.

The unpermitted work can also limit how your home is advertised for sale. For example, if a property's habitable footprint was expanded without permits, such as the garage conversions mentioned above, the additional square footage isn't reflected in the county records. The real estate industry's online listing service, which feeds popular websites, is propagated directly from County records, so your agent may balk at listing a bedroom that, from a legal standpoint, doesn't exist. Doing so could put the agent or her broker at risk.

## The Community Garage Sale Brought in Lot\$ of Buyer\$

More than 20 of our neighbors cleaned out closets, garages and all kinds of storage places to put together a myriad of items for our annual Whispering Oaks Community Garage Sale on 31 May and 1 June. Buyers seemed to come from all over town and some residents reported doing a brisk business, better than their previous individual garage sales. This could have been a result of social media announcements and the on-line and print Express-News ads paid for by WOHA.

To help even more, the organization made professional signs that were placed on Lockhill-Selma and Wurzbach to “drive in” more customers. On the entrance signs, a QR code led shoppers to a list of those addresses registered for the event. Not all residents asked to be included on the list, so some may have lost out on the free publicity. The Whispering Oaks Homeowners Association thanks members Debbie Salinas and Ami Sewell for their parts in organizing and publicizing this year’s sale. Volunteers will be needed for another event next year, probably in late spring.



### Whispering Oaks Online Communications

Join our Facebook page and Nextdoor Whispering Oaks HOA group for up-to-date information on events and other important news about our neighborhood.



**Facebook:** Whispering Oaks Homeowners Association SA

**NextDoor:** Whispering Oaks Homeowners Association group

Contact the HOA board and join the HOA at <https://www.whisperingoaks.org/>

*“Coming together is a beginning. Keeping together is progress. Working together is success.”*  
—Henry Ford

## Have Frost-Damaged Shrubs and Dead Trees from the Drought? Free Brush Collection Set for July 22nd!

Now is the time to clean up yards to help keep Whispering Oaks’s reputation as a well-manicured and landscaped neighborhood. The City of San Antonio will again collect clean brush from our area starting Monday, 22 July. On that day, tree limbs, shrub trimmings, and similar organic material should be placed within eight feet of the curb and not under low-hanging tree branches, over water meters, or in front of parked cars.

Paper-bagged leaves will not be collected—that free pick-up is scheduled by calling 3-1-1. And residents are reminded that all contractors hired to trim Live Oak trees are required to have a City-issued tree-maintenance license. To help prevent the spread of Oak Wilt disease, cuts and wounds on Oak trees must be sprayed within 30 minutes.

No bulky trash or bagged items will be collected at this time. The collection month for that material is October. For more information, call 3-1-1.



**Council District 9**  
John Courage



### Important Numbers

Emergency 911  
City Services 311 (210 207 6000)

SAPD Non-Emergency	210 207 7273
SAFD Non-Emergency	210 207 7744
Animal Care Services	210 207 4738
San Antonio Public Libraries	210 207 2500
Homeless Connections Hotline	210 207 1799
Walker Ranch Senior Center	210 207 5280
Mail Theft Information	800 275 8777

CPS Energy	210 353 2222
SAWS	210 704 7297
Bexar Elections Department	210 335 8683
Bexar Tax Assessor	210 335 2251

**Contact us:** [District9@sanantonio.gov](mailto:District9@sanantonio.gov)



**NEWSLETTER**

**FIELD OFFICE**

210 207 0955  
16500 San Pedro Ave.  
Ste 235, San Antonio,  
TX 78232

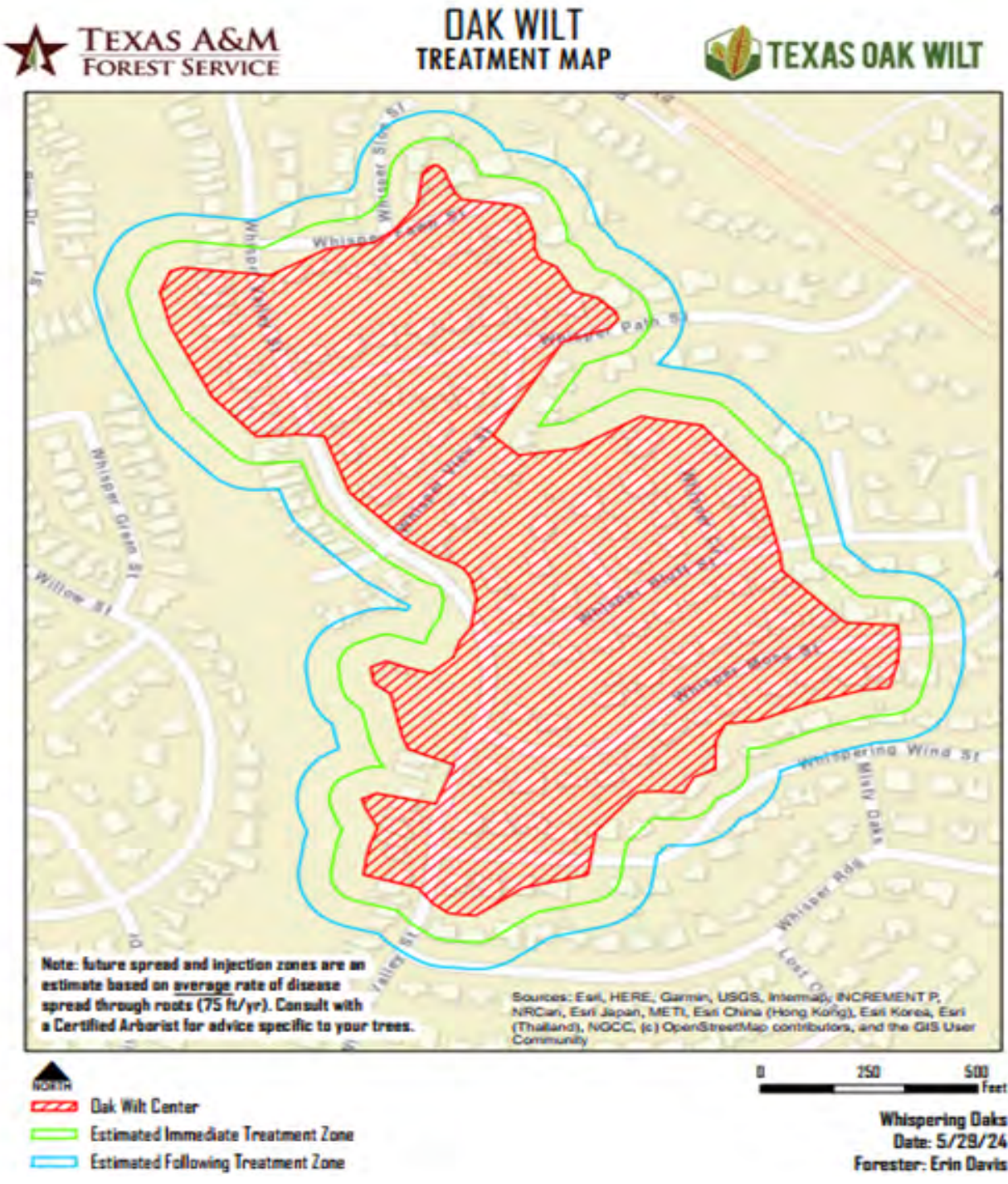
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210 207 7325  
P.O. Box 839966  
San Antonio,  
TX 78283

 @JohnCourageD9
  @COSA\_CD9
  @JohnCourageD9

# Oak Wilt Update

The following oak wilt map for our neighborhood is based on an assessment performed by Erin Davis of the Texas A&M Forest Service on 15 May. The red area is the infected zone, the green line indicates the immediate treatment zone, and the blue line indicates the next zone of spread. The spread during the past six months has been more modest than in recent maps, with the greatest expansion north into Whisper Sloe, south along Whisper Valley to almost its intersection with Whisper Ridge, and eastward up Whisper Path and Whispering Wind.



**Leaf Us Alone!**  
 Just a quick reminder that leaves may not be blown into the street nor, of course, onto a neighbor's property. Let's be thoughtful and kind!

**Sick Trees?**  
 On a typical Whispering Oaks property, what is the value lost to a property when a sick tree must be removed? \$9,000  
 On a typical Whispering Oaks property, how much does it cost to treat trees that are sick, or potentially so? \$500  
 It's like the old oil-filter ad used to say, "You can pay me now or you can pay me later."

## It Takes Good People to Get It Done

The Presidency of the Whispering Oaks Pool and Tennis Club has given me the opportunity to meet some really GOOD people. This neighborhood has some amazing people, but I think I have met some of the BEST. The WO pool board consists of pool members who are willing to serve our community. These people share their time and talents for the betterment of this community. I am thankful for these people, for their willingness to give back to our community. Without them our pool and tennis courts would not be operating.

**Tom Stallard, Steve Macha**—Past board members who were instrumental in bringing over **Karen Mannheimer** and **Scott Wilbur** to build our fantastic Tennis Park. - **Aedin Stallard**—Wife of Tom, Aedin served in many roles and still helps with membership today. - **Molly Bailey**—“Mother of the Pool,” Molly cares for this pool more than anyone. 100%, the pool would not be operating without her. Molly handles memberships, along with many other duties. - **LoGina Vinceslio**—“Mother of our swimmers,” LoGina cares for every Blue Marlin swimmer as if her own child. Because she serves many roles, the pool would not be operating without her loving dedication. - **John Moore**—John has served as my right-hand man as Vice President, working for the continued growth of the Tennis Park. Among his many roles, he coordinates the most exciting part of our July 4th parade, the fire trucks! - **Kyle Isenhower**—Kyle has served many years on the board with us. He has moved the club into the 21st century with technology: installing our current fob system and membership program and designing the website. - **Rick Wilson**—Ricky has been on the board many years with us as well. He has always been someone we could count on to lend a helping hand: flipping burgers, digging trenches, doing yard maintenance, helping at parties, and more. - **Rich Shevlin**—Rich has provided some much-needed handyman skills to our pool. He has greatly improved our children’s playscape, worked on picnic benches and many other repairs. - **Frank Halvorson**—Frank has provided some much-needed positive energy, always giving an encouraging word. He also helps with any task we ask of him. - **James and Martha Lewis**—for the past few years, James has served as our treasurer. Obviously, it’s a very important role, making sure the bills are paid and finances are up to date. Martha helps coordinate our neighborhood parties. She has thrown some epic Halloween parties!

All these GOOD people serve many other ways, but I just wanted to highlight a few. All the spouses of the board members make significant contributions to our pool as well.

Over the years I have met many wonderful people willing to give up their time to serve others. A few others I would like to mention for their significant support are **Fred Previc** (former president and very active still), **James Flynn**, **Gail Hughlette**, and **Richard Pressman**. **THANK YOU!!!**

Many on the board have served for 10+ years. I am proud of all the accomplishments to keep our neighborhood facilities operating. But in order for our facilities to keep operating, we need fresh ideas and energy. So I have decided to step down as president to allow someone new to step into this role. If you are looking for ways to give back to this wonderful community, please consider serving on the pool and tennis board. With your time and talents these amazing facilities will thrive for many years to come.

Part of the reason I spent the last 12 years serving on the board is that communities NEED places like our pool and tennis club. We are able to build a stronger community by working together and spending time together. If you are willing to share your time and/or talents, you will not only help grow this community, but I can guarantee you will meet some GOOD people. **For more information about our community facilities, you can visit: [www.woswimclub.wildapricot.org](http://www.woswimclub.wildapricot.org)**

Please contact me if you are willing to serve or are able to support our community facilities financially.

[Brent Eilers, Brenteilers@gmail.com](mailto:BrentEilers@brenteilers@gmail.com)

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## Is the “Geek” Gone for Good?

Earlier this year, a prolific graffiti “artist” began tagging curbs, bus benches, utility boxes, fences, businesses, a gas station, and the Whispering Oaks walls and entrances along Lockhill Selma. Taking place over a period of several weekends, dozens of these marks were always the same: “GEEK,” with some sporting an oval above the word and sometimes two slashes below. This was quite possibly a symbol for a computer gamer (geek) playing “Halo 2” and wanting to “mark” his territory.

These tags were costly, mainly because, if not removed quickly, the City of San Antonio could fine property owners for failure to do so. In the case of the Whispering Oaks walls, WOHA worked with the individual homeowners to clean and repaint the sprayings on their portion of the wall in a timely manner. (The block walls surrounding WO are deeded to individual lots, so homeowners are responsible for maintenance and repair of their section.)

WOHA Board members reached out to the San Antonio Police Department, and to those officers in the NEISD and NISD Police Departments who may have seen similar markings. The VIA system was also involved due to damages at their bus stops. And in an astonishingly stupid act, the tagger also defaced the SAPD speed warning sign parked on Lockhill-Selma, completely spray painting over the entire electronic screen.

Perhaps due to the background efforts of Officer Theresa LaFroschia, our SAPD neighborhood liaison, and to the multiple “\$250 Reward” signs WOHA prepared and placed in numerous locations around our area, the tagging stopped. A security video did catch an individual—possibly a young man—dressed in a black hoodie and carrying a yellow backpack while spraying the back of the shops on Whisper Quill. As a result of the reward posters, several leads did come in, but as of press time, no one has been charged with these damaging acts.



## Yes, Political Yard Signs Are Legal ... But with Limitations

With another election season upon us, you’ll see campaign signs popping up in Whispering Oaks yards. This routinely causes confusion because our Community Covenants prohibit nearly all yard signage. But the revised Texas State Election Code (Section 259.002) takes precedent, and therefore residents are allowed the minimum provisions under the ordinance to avoid running the legal risk of a violation.

- Signs may be posted no sooner than 90 days before the formal election day.
- One yard sign is allowed per candidate or specific ballot measure.
- Qualifying signs must be ground-mounted and no larger than 4x6 feet.
- Language or images must not be offensive to the ordinary person.
- Signage may not be enhanced so that it distracts motorists.
- All signage must be removed within 10 days following the election.



## Wanna Read Sumpin’ Funny?

A grand old hotel in town, called the Sassafras, was going to be remodeled, and its beautiful Maplewood doors were to be sold off. So Mr. and Mrs. Mc Gillicuddy, owning a 19th-century, rather grand house, decided to buy some and have them installed in their home.

Showing a dinner guest around the house, they proudly pointed out, “Many of these doors are from the famed Sassafras Hotel.

The guest, unmoved, responded, “Gee, most people just steal the towels!”





## Whispering Oaks Sales

April 2024 - June 2024

Prepared by Jean Marie Ruffini,  
Resident Realtor®

		Price	Per sq ft
<b>Sold listings</b>	<b>5</b>		
<b>High</b>		<b>\$480,000</b>	<b>\$198</b>
<b>Median</b>		<b>\$480,000</b>	<b>\$172</b>
<b>Low</b>		<b>\$405,000</b>	<b>\$165</b>
<b>Active</b>	<b>1</b>	<b>\$289,900</b>	<b>\$172</b>

The latest Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR) shows that in April 2024, a total of 3,188 homes were sold, an increase of 7% from April 2023. The average home price experienced a 3% rise, reaching \$378,171, while the median price saw a slight decrease of 2%, settling at \$310,000. The average residential rental price also saw an uptick, standing at \$1,883, reflecting continued stability in the rental market.

San Antonio Board of Realtors



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### Yards of the Month



May Yard of the Month - Colleen Escamilla, 11611 Whisper Trail



June Yard of the Month - Emily & Gregory Collins, 11510 Whisper Circle

### POOL IS OPEN! Continued from page 1



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**New Rule???**  
**To park in front of the East Side tennis courts, does one have to drive a vehicle that's white? All others on the street!** 😂



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SCAN ME



Garden Club Report

*We Went to a Garden Party*

The Whispering Oaks Garden Club wrapped up its 2023–2024 schedule with an evening party for members and spouses in the beautiful, large backyard of Letty Tijerina’s home in a northwest subdivision. A delicious Mexican buffet was catered by Tacos o Qué. The dessert table overflowed with yummy delights provided by the Garden Club members. Did anyone go home hungry? Not likely.



Garden club members enjoying the end-of-year party with hostess Letty pictured on the right.



Robert Elizondo, Doug and Diana Krauskopf, and Andy Parsons – being “photo bombed” by Pamela Harrison-Martinez

**NOW THE PLANNING FOR NEXT YEAR BEGINS**

The newly elected officers for 2024–2025 will now meet during the summer to plan the August through May schedule. President Tammy Anderson, Vice-President Corie Dilley, Secretary JoAnn Aguilera, Treasurer Lucinda Crane, and Assistant-Treasurer Betty Lezanic welcome ideas from all club members. New members are encouraged to join now.



New President Tammy Anderson explaining her plans to some members.

*“Gardens say, ‘Slow down, Look around you, Believe, Hope.’”* —Zoraida Rivera Morales  
*“Your mind is a garden. Your thoughts are the seeds. The harvest can either be flowers or weeds.”*  
—William Wordsworth



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