



# PASSAGES

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

NOVEMBER / DECEMBER  
VOLUME 39 No. 11

## 2018 ASSESSMENTS • NO INCREASE!

\$276 - Improved Lot • \$69.17 - Unimproved Lot

View the 2018 Budget on page 12 - 15

## Veteran's Spotlight

### Master Sergeant Gene M. Gloria, U.S. Airforce - Retired

In September 1959, pn graduating from Fox Tech High School, MSgt Gloria enlisted in the U.S. Navy and went through Boot Camp in San Diego, Ca. Upon finishing his training in December 1960, he was assigned to the USS Hornet CVS-12, stationed at Long Beach, Ca. "It was such a privilege to serve on a carrier that had so much WWII history," Mr. Gloria said.

In September 1961, after completing his tour of duty with the U.S. Navy, he came back to San Antonio where he began 38 years of service as a civil service employee at Kelly AFB. Thirty-one (31) of those years were with the 433<sup>rd</sup> Air Reserve Wing and the 149<sup>th</sup> Air National Guard at Kelly Air Force Base. He began by joining the U.S. Air Force Reserves with the 433<sup>rd</sup> Wing. He was assigned as a Life Support Technician and completed Air Crew Training and maintenance the Air Crew Life Support Equipment. While assigned at Kelly his next assignment came with the 149<sup>th</sup> Texas Air National Guard where he was the Life Support Superintendent overseeing all of the pilots' equipment and training for Rescue and Survival on the F-100 and F-4 fighter jets.

He said the most rewarding job while serving this



country was as a Mishap Investigator with the Air Force which allowed him to go to many aircraft accidents and mishaps where his team collected evidence that eventually lead to the cause of the accident. The highlight of his career came while he was receiving training at Chanute Air Force Base in Illinois. During that period he met General Doolittle in person. General Doolittle was a Medal of Honor recipient, and led the "Doolittle Raiders" the air raids on Japan after the attack on Pearl

Harbor.

MSgt Gloria retired from civil service when Kelly AFB closed in 2000.

In January 1962, he married the love of his life, Caroline and they have been married for over 55 years and have a daughter and son. In 1981, MSgt Gloria and his wife moved to the Great Northwest where they raised their youngest son. MSgt Gloria has volunteered countless hours with the Association, with the Architectural Control Committee, Bulk & Brush drop-off and our community yard sale. The GNW Community has been really blessed in having residents such as him and his wife.

MSgt Gloria, this country and the Great Northwest salute you for your service!

You are cordially invited to the

### Annual Great Northwest Veterans Day Ceremony Saturday, November 11, 2017 @ 11:00 a.m. At the Lodge of the Great Northwest

This is our opportunity for The Great Northwest Community to pay tribute to all the brave and selfless individuals who have defended our nation and protected our freedoms.

I would like to extend a very special invitation to the veterans we have in the community to come to this year's ceremony so we can honor you.

**God Bless America!**

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## BOARD OF DIRECTORS 2017-2018



ESTABLISHED IN 1976

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

### CHAIR

Ida Rodkey

### DIRECTORS

Jo Ann Fernandez

Gene Guido

Essy Lechon

Brian Stives

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:

#### August 17, Regular Meeting

- The Board listened to member feedback regarding the possibility of a Linear Creek Trail in the Great Northwest Greenbelt.

The Board:

- Approved the 2017 Strategic plan.
- Approved the Collections Policy (MPM Section F3a), with the additional edit of item 3.5 to say "As approved by the Board of Directors."

#### September 7, Executive Meeting

The Board:

- Send 30-day then Small Claims Court letters to two files.

#### September 21, Regular Meeting

The Board:

- Transferred \$113,000 from operating to MR&R in order to accurately project the budget.
- Confirmed the acceptance of ACC member Gene Gloria and appointment of Daniel Windier to fill the unexpired term of Gene Gloria.
- Accepted the recommendations for in-house collections and accounts to send to the attorney as outlined in the Overview Collections Report.
- Accepted the bid by Quality Metal Works to extend the maintenance garage roof.
- Accepted the bid by Bolt Electric to replace security lights on the soccer fields and courts.

## It's Budget Time at the Great Northwest

by Ida Rodkey

*Chairwoman of the Board*



Developing the budget starts early in the year. The CM begins the process by asking you the homeowner for input. She takes your requests under consideration and, if feasible, they are included in the budget.

All departments give their input as to the needs they have in running their department for the year. This is a detailed request from each department head. These items are put into the operating budget.

We must also budget for all community activities. This includes the Polar Bear Swim, Easter Egg Hunt, Fourth of July, Veteran's Day, Car Show, Dive-In Movie Nights and others. Some of these activities generate funds that help build the Scholarship Fund for GNW high school seniors.

When we have all these items put into the expense section of the budget it is time to look at our revenue.

The bulk of revenue comes from the assessments that you, the homeowner, provides. In the year 2017 your assessment was \$276.00. That generates revenue of \$1,333,800. Unimproved lots are assessed at \$69.17, generating \$1,081. In a perfect world we would have all of those funds to work with, but it's not a perfect world and we have \$40,000 that we believe we will not collect. We also generate around \$100,000 in other revenues from Administrative items, such as Lodge rentals, resale closing documents, small claims awards, and past due assessments.

When the budget is completed by the CM it is time for the board to review it. After we have made edits and amended the proposed budget, it is finally time to approve it and present it to you. Much thought, time and consideration goes into this process.

Next time you see the budget take a good look. It's your money. Let us know if we are doing a good job.

## FACILITY RENTAL PRICE UPDATES

### Callanen Hall | 8809 Timberwilde Dr.

Rental Fee ..... \$300

Damage Fee ..... \$120

#### Optional Fees:

Security ..... \$240

(Mandatory with alcohol)

Clean Up Fee ..... \$144

(Mandatory with alcohol)

Set Up of Tables & Chairs..... \$ 72

Additional Hours ..... \$72

Additional Hours (with alcohol) ..... \$144

### Flores Hall | 9310 Timber Path

Rental Fee ..... \$120

Damage Fee ..... \$120

#### Optional Fees:

Security ..... \$120

(Mandatory with alcohol)

Clean Up Fee ..... \$72

(Mandatory with alcohol)

Set Up of Tables & Chairs..... \$ 72

Additional Hours ..... \$72

Additional Hours (with alcohol) ..... \$144

## PASSAGES

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Any erroneous statement will be corrected if brought to the attention of the publisher. The publisher reserves the right to reject any advertisement at any time. Submit articles, photos, and other information via email to: editor@greatnorthwest.org

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## VIOLATION OF PROPERTY STANDARDS = COURTS

by Cindy Gates, CMCA®, PCAM®  
Community Manager



The Great Northwest is 40 years old and there are a number of benefits for resident owners or sales advantages that come along with that age. The unique character of the architecture is one. And another example are the magnificent mature trees and shrubs in every yard that add value unmatched in neighboring newer communities.

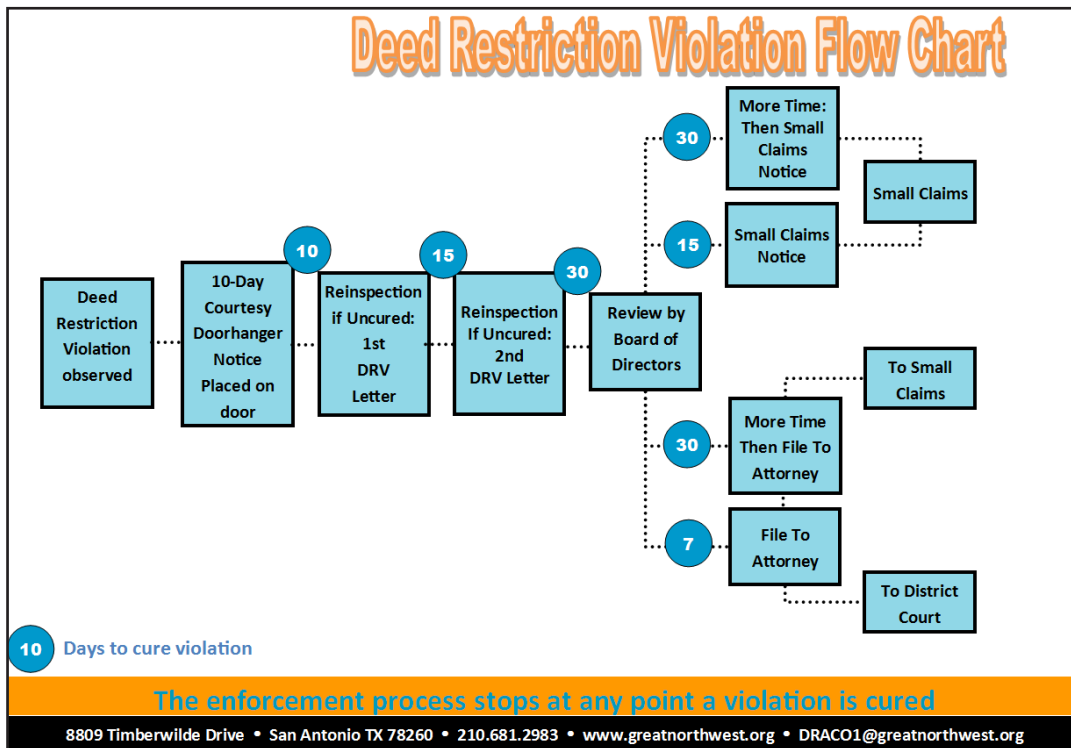
But while we all enjoy the character of architecture and landscaping, owners and the Association have increased responsibilities. Owners' responsibilities are to maintain the exterior of their homes and yards when paint is peeling and older shrubs are growing fast. The Association's responsibilities increase to solve the bigger challenges that come along with the aging of 5,000 homes, fences, etc. Toward meeting those challenges the Association has added a process to the Deed Restriction Violation Enforcement Policy that our Deed Restriction and Architectural Control Officers (DRACO) enforce. And we're happy to announce that it's effective.

The Deed Restriction Violation (DRV) Enforcement Policy is as follows:

- Courtesy doorhanger notice placed on a door – 10 days to cure
- 1<sup>st</sup> DRV letter mailed to OWNER - 15 day reinspection
- 2<sup>nd</sup> DRV Letter - 30 day reinspection
- Board of Directors review. 30 day reinspection. Board decides:
  - Send violation to attorney, or,
  - This is the new process:
    - Give an owner 30 days to cure, then file a Small Claims Court lawsuit
    - File Small Claims Court lawsuit

What does the Association ask for?

Two things: First of all that the violation be cured. Second of all when the cost to the Association is added up with the DRACO officer leaving the office, identifying the violation, reinspection to monitor the violation, cost of court, etc., most of the time it adds up to \$400-\$700. The Association asks for return of this money.



## ASSESSMENT COLLECTIONS: FINAL PHASE IS COURT

It's not fair to the vast majority of owners who pay their share of common expenses through the payment of assessments, not to collect from those who don't. So from January 1 through December 31 of each year our staff works on assessment collections. This year the Board has approved the transfer of delinquent accounts to the Association's new collections attorney, Tom Newton, Esq., of Allen Stein & Durbin. We sent a required certified final letter to several owners recently. And for those owners who didn't pay, their files will already be at Tom's office for attention and action, when you read this article. Assessments for 2018 will remain at the

same rate as 2017, \$276 for an improved lot. The annual assessment invoice will be mailed to owners the first of December and is due January 1. Y'all are familiar with the initial collections process after that, but just in case you aren't, we will update you on that in the January issue of Passages.

Whether or not the owners of homes in the Great Northwest use Association amenities and services, the value of the opportunity to use them, remains in the value of their homes. We thank all owners who pay their assessments on time and with this update, just wanted you to know that we take seriously the job of pursuing the monies needed by the community.

## We Have Amped up Enforcement of Deed Restriction Violations:

- 1. ADDITIONAL HALF-TIME DRACO** The Board approved an additional half-time Deed Restriction and Architectural Control Officer in the 2018 budget. That makes one full time person and two part time persons! Also we'll better equip our vehicles with software to enhance enforcement and staff efficiency.
- 2. EVENING & WEEKEND HOURS FOR DRACO** The times of day that our DRACO officers work in following-up complaints and patrolling the community for unreported violations is 7 a.m. – 9 p.m. Monday-Friday and Saturday.
- 3. SECURITY DEPARTMENT ENFORCING DRV'S** The Security Department's role in enforcing deed restrictions continues to include all "vehicles." For example cars, trucks, SUV's, 18-wheelers, boats, trailers, etc.

Unpaid monies are added to the owner's Association account. Accrued unpaid monies are subject to filing liens and legal collection action, the cost for which is the responsibility of the owner. The Association does not want the money as much as it wants the violations fixed. To avoid the liability of repaying monies expended by the Association in DRV enforcement and the inconvenience of the rest of the potential actions, communicate with GNW. We will work with you and help you fix the violation. Respond to courtesy door hanger notices or contact us regarding any Association violation communication.

Like everything else in our organization, together we can make it better. Call us at 681-2983 or email [DRACO1@greatnorthwest.org](mailto:DRACO1@greatnorthwest.org) or [CM@greatnorthwest.org](mailto:CM@greatnorthwest.org).

## TIPS TO AVOID DRV COURT & ASSOCIATION COSTS

**PAINT YOUR HOME.** Paint the whole house or just the trim boards if they start to peel. Remember that paint is a product that is designed to protect your trim and siding. It is intended to be used regularly and will extend the life of wood products and save you from having to pay for early replacement of trim and siding.

**MAINTAIN AND STAIN FENCING.** Same thing here, stain and maintenance of your fencing can save money.

**STORE PERSONAL ITEMS OUT OF SIGHT.** If you're physically unable to maneuver full trash cans keep them neat 'n' tidy and in front of your garage. But otherwise beautify your yard and street. Keep trash cans behind a fence, plants, or inside the garage.

**TRIM LANDSCAPING.** The appearance of shrubs and some specimen trees can be enhanced by keeping them trimmed. Properly trimmed shrubs can also enhance visibility and safety in your yard.

**MOW THE GRASS.** It's good exercise! And it sure makes the yard look better. ☺

Respond to us if you get a door hanger notice or letter. We represent all owners and can work with anyone who will communicate, and work, with us.

## COMING SOON

### NOV 11 ● VETERAN'S DAY

11 am, Great Northwest Lodge, 8809 Timberwilde Dr.

You are cordially invited to the Annual Great Northwest Veteran's Day Ceremony.

This is an opportunity for the community to pay tribute to all the brave and selfless individuals who have defended our nation and protected our freedoms.

All residents and their families are invited to attend.

### NOV 18 ● CHRISTMAS MARKET DAY

9 am - 4 pm, Great Northwest Lodge. 8809 Timberwilde Dr.

Find that perfect, unique holiday gift at our annual Christmas Market Day! Interested in having a booth? Register at the GNW Office. Tables are \$30, payable by credit, debit, money order or check (no cash).

### DEC 1 ● SANTA'S WONDERLAND

7-9 pm, Great Northwest Lodge. 8809 Timberwilde Dr.

Santa Claus himself will be dropping by the Great Northwest before 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.

### DEC 11-12 ● HOLIDAY LIGHTS JUDGING

6 - 9 pm, Various Subdivisions

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.

#### RULES:

- No live animation (No people can be involved)
- Lights must be on from 6:00 - 9:00 pm on Dec. 11-12
- Numbered address must be visible to the judges
- All decorations must be on owner's property only
- Decorations/lights cannot be a fire hazard

### JAN 1 ● 27<sup>TH</sup> POLAR BEAR SWIM

11 am, Silver Creek Pool, 8809 Timberwilde Dr.

Will you join this famous Great Northwest tradition? All you have to do is swim across our chilly junior-olympic pool on the first day of the year. This year, we're holding a Polar Bear 2018 Shirt Design Contest. See the details on page 6!

WEEKLY ACTIVITIES	DAY	TIME	ACTIVITY	Loc.	
	Mon	12:30 P	SA Tumble Tots	SC	\$10; Age 3-5
	Tue	4 P	Kids Flamenco	SC	\$40/month
		6 P	Mahjong	SC	
	Wed	9 A	Adult Tennis	SC	\$25
		10 A	Flamenco	SC	\$2.50
		11 A	Folklorico	SC	\$2.50
		11 A	Dominoes	EV	
		5:30 P	SA Tumble Tots	SC	\$10; Age 3-5
		6 P	Chess	EV	
	6:30 P	SA Tumble Tots	SC		
Thu	11 A	Line Dancing	SC	\$2	

## NOVEMBER

■ Silver Creek | ◆ Emerald Valley

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2 Exec. Board Mtg ■ 6:15 P	3	4
5	6 ACC Mtg ■ 4:30 P Poker ■ 7 P <i>Basketball Registration Starts</i>	7 O.W.L.S. Luncheon ■ 11:30 A GNWatch ◆ 6:30 P	8	9 Make & Take ◆ 10 A	10	11 Veteran's Day ■ 11 A
12	13	14	15 Book Club ■ 7 P	16 Reg Board Mtg ■ 6:30 P	17	18 Christmas market Day ■ 9 A - 12 P
19	20 ACC Mtg ■ 4:30 P Poker ■ 7 P	21	22	23 Happy Thanksgiving Office Closed	24 Office Closed	25
26	27	28	29	30		

## DECEMBER

■ Silver Creek | ◆ Emerald Valley

SUN	MON	TUE	WED	THU	FRI	SAT
					1 Santa's Wonderland ■ 7 P - 9 P	2
3	4 ACC Mtg ■ 4:30 P Poker ■ 7 P	5	6	7 Exec. Board Mtg ■ 6:15 P	8	9
10	11 Holiday Lights 6-9 P	12 Judging O.W.L.S. Luncheon ■ 11:30 A	13	14 Make & Take ◆ 10 A GNWatch ◆ 6:30 P	15	16
17	18 ACC Mtg ■ 4:30 P	19	20	21 Reg Board Mtg ■ 6:30 P	22	23
24 Happy Holidays!! Office Closed	25	26	27	28	29	30
31 Happy New Year's! Polar Bear Swim ■ 11 AM Office Closed	1 ACC Mtg ■ 4:30 P	2	3	4 Exec. Board Mtg ■ 6:15 P	5	6

# HAUNTED HOUSE & HAYRIDE

## BEHIND THE SCENES

**THE** Haunted House and Hayride is a true Great Northwest tradition going back over 25 years. It is one of the Association's best events, bringing screams and laughs, and more screams, to hundreds every year.

So, how does it all come together?

With the help of staff and volunteers, the Great Northwest transforms Callanen Hall from the perfect place to host a party to a house of fear, screams, and laughter (for those horror lov-

ers out there).

The Haunted House takes at least a week to construct and another week to decorate. About 5-10 volunteers come together to help decorate the ghoulish environment. While the environment is creepy enough, it's really the 30 or so volunteer "actors" who help the Haunted House and Hayride come alive (or undead, if you prefer).

**STEP 1: THE BONES** The "skeleton" of the house consists of PVC pipes that take about four days to connect. Usually this is done by the Recreational Manager and the maintenance staff, but occasionally the office staff will help as well.

**STEP 2: THE SKIN** The walls of the Haunted House are made with a black tarp, attached to the PVC pipes with the handiest invention of modern times -- duck tape. This process takes about two days.

**STEP 3: THE INSIDES** Once the walls are up, a group of five to ten volunteers decorate the interior. Decorating takes another three days.

**STEP 4: THE GHOULS** Every year, 35-40 volunteers participate as Haunted House & Hayride "actors," dressing up as monsters, zombies, and just about every genre of weapon wielding psychopaths, then jumping and scaring the willies out of brave, but unsuspecting attendees. Basically, the best gig ever.

Finding volunteers means coordinating with schools, sending out letters, and reaching out to the community.

**STEP 5: HALLOWEEN** The Haunted House and Hayride came alive from October 28-29, 7-9 p.m. Every year, approximately 600-700 residents dare to visit. Some leave unscathed, but most leave screaming.

**STEP 6: CLEAN UP** After months of preparation, two weeks of setting up, and two days of wonderful horror, everyone pitches in to take down the Haunted House within a day.



## IMPORTANT DATES

**NOV 6** Basketball Registration Begins  
Ages 6-12

Do not forget, basketball registration is right around the corner -- starting on **November 6<sup>th</sup>** and running until the league fills. Don't hesitate to register early for basketball (ages 6-12) -- the league fills up fast.

## Polar Bear Swim 2018 Shirt Design Contest

by **Ty Simpson**  
*Recreation Manager*



**ATTENTION** Polar Bear Swim Fans!!! We will be holding a contest to see who can come up with the best Polar Bear 2018 Shirt Design. Not just the design, the winner will also get to choose the color of this year's shirt. Please send your designs to [tysimpson@greatnorthwest.org](mailto:tysimpson@greatnorthwest.org) or you can drop them off at the main lodge by November 24.

Come out and participate in the 27th Annual Polar Bear Swim on Monday, January 1st at 11:00am. Registration for participants start December 4th. We will have refreshments after the swim in the main lodge.

## Veteran's Day Guest Speaker Major General Robert W. Parker

Join us on November 11, 2017 at 11 a.m. as we honor all who served.

Major General Robert W. Parker (retired) will be the guest speaker at this year's event. Parker joined the Air Force in 1963 and retired in 1996. His impressive resume includes being the Senior Military Advisor to the Director of the Arms Control and Disarmament Agency in 1988. Parker also received nine major awards and decorations.

It is an honor to have Major General Robert W. Parker (retired) speaking at the Annual Veteran's Ceremony. All residents are invited to attend.



## GNW A-Team and Neighborhood Watch Teams Hosted a First Responder and Volunteer Appreciation Dinner

by Connie Stallings and Renee Townsend  
A-Team and Safety & Security Team Leaders

While members of our military, our nation's heroes, answer the call to serve the cause of freedom around the world, our other heroes, a select few American citizens across the country, answer another call, one of daily self-sacrifice to protect others. These heroes are the ones rushing into burning buildings, running toward gunfire and giving lifesaving care; our nation's first responders: law enforcement, fire fighters and emergency medical personnel.

We often take these heroes for granted, but when we call 911, these are the people who come to our rescue. Each and every day they put their lives on the line for our community.

On Thursday, October 12, 2017, the Great Northwest A-Team and Neighborhood Watch Teams invited these unsung heroes, as well as Great Northwest Security officers, our team volunteers and GNW families who host neighborhood National Night Out parties, to attend a First Responder and Appreciation Dinner.

We dedicated a Fallen First Responder table to three brave men who made the ultimate sacrifice this past year — Detective Ben Marconi, Firefighter Scott Deem and Officer Miguel Moreno. All in attendance received an engraved blue and red dog tag at their place setting as a thank you gift and memorial to these individuals. Invitations were extended to all of their families, but most were unable to attend due to previous commitments. We were extremely humbled and honored that the family of Detective Marconi chose to join us for the evening — his son, Dane Marconi and his fiancée Katelyn, his sister, Debbie Marconi Saldaña and her husband,



Photo by Renee Townsend

District 6 Councilman Greg Brockhouse, the Brockhouse family, and the family of Detective Ben Marconi attended the appreciation dinner.

Danny. When the evening came to a conclusion, these families went forward to extinguish the flame of the candle on the Fallen First Responder table and took that candle with them as a memorial.

The Earl Warren High School Air Force Junior ROTC Color Guard posted the colors, and the Pledge of Allegiance was led by two of our youngest volunteers, Devin and Aubrey Johnson.

Special entertainment was provided by Officer Billy Morgan from SAPD Central. He played his guitar and sang Johnny Cash and Elvis tunes that were spot on! Not only does he put his life on the line in service to our community, but also his talents compare with America's top singers. He told us that this is his way of promoting charity and improving the image of the San Antonio Police Department.

As an additional way to support our First Responders, we set out a jar to collect donations

for the 100 Club of San Antonio, and monies collected will be mailed to that organization. This worthy cause serves the children of fallen, local, state and federal law enforcement and firefighters in Bexar County. Their motto is "Hope Out of Tragedy". To learn more about the 100 Club or to become a member, please refer to their website: [www.100clubsa.org](http://www.100clubsa.org).

No evening would be complete without a Keynote Speaker. Councilman Greg Brockhouse presented some heartfelt thoughts about First Responders, what they mean to him and our community, and suggested ideas on how we can encourage and support them. We were also very blessed that his wife, Annalisa, and young son, Luke, joined us for dinner.

Although some of our brave heroes are no longer here with us, we will NEVER forget what they have done! When you get a chance, we encourage you to go out and personally thank one of these brave men and women. Give honor to whom honor is due!



## Blue Santa Comes to the Great Northwest

by Connie Stallings  
A-Team Leader

Sometimes Santa arrives in a sleigh, but when "Blue Santa" arrives, he flies in a helicopter piloted by the San Antonio Police Department.

In 1976, the Blue Santa Program was created to help bring holiday happiness to families and children throughout San Antonio. Blue Santa is all about bringing hope and joy to families that struggle to make ends meet during the toughest times of the year, the holidays.

A simple gift can change a life. Blue Santa is the San Antonio Police Officers Association's way of saying to the community...we care and we are here to protect

you and your family!

During the month of December, San Antonio police officers, volunteers, and Blue Santa work very hard to deliver all the needed items to these underprivileged children and their families.

Your GNW Neighborhood Watch Teams will set up a box in the lobby of the Silver Creek Lodge on Friday, November 3th. You may drop off new, unwrapped toys (for age newborn to 17 years) during normal business hours until Friday, December 8th.

Won't you please help Blue Santa put a smile on a child's face this year?



## OWLS Holiday Plans

by Janet Anderson

*O.W.L.S. Communication Officer*

Jingle Christmas bells are ringing and the OWLS are celebrating!

We're starting off our holiday fun with the November OWLS Luncheon on November 14, where we will be feasting on turkey and other covered dishes. The OWLS will also be electing new officers. On November 27<sup>th</sup>, the group will be enjoying the festivities on the River Walk by dining at Chili's and riding on a river barge to view the holiday lighting.

The holiday celebrations continue at 11:30 a.m. on the December 15<sup>th</sup> luncheon,

with brisket and covered dishes. Following lunch, the new elected officers will be installed. Then comes the best part – the Silly Santa Game. Each member brings a wrapped \$10 gift and then the fun begins. The Joint Base Band of the West will finish up the event. Want to join this fun group of active seniors. Call 210-521-2918 for details about joining.

*Pat Walker • 210-521-2918*

## WINTER WONDERLAND MAKE AND TAKE

by Jennifer and Michael Lara

*Make & Take Instructors*

Are you prepping your home for the holiday season with scented candles, wax melts, plug-ins, and aerosol sprays to get your home smelling like gingerbread, cinnamon, clove, and all those other yummy Christmas scents? Did you know that those wonderful scents could be causing your family more harm than good?

Heavenly scents for your home could cost your family's wellness to come under fire with toxic filled chemicals that are harmful to your family.

Take your health into your own hands. Come educate yourself what you should be avoiding, while learning the benefits essential oils play into supporting your immune system and over all wellness.

Come out and make some products that you can use in your home and avoid

those toxic scents this holiday season. You can even get an early start to your Christmas shopping and make awesome gifts to give away.

We will have Christmas bags and tags so you don't have to worry about wrapping later.

**All classes are free, but there is a supply fee for all items made.**

Cost is \$6.00 each, or 4/\$20.00



### Holiday Make and Take for Kids

**11/06/17 @ 10:00 am**

- Christmas Egg Bath Bombs (4bb's)/\$6.00
- Sugar Plum Linen Spray \$6.00
- Diffuser Bracelet \$6.00
- Christmas Spirit Foaming Hand Soap \$6.00

### Holiday Make and Take

**11/23/17 @ 6:30pm**

- Peppermint Foot Cream \$6.00
- Christmas Candy Holiday Room Spray \$6.00
- Peppermint Surprise Moisturizing Foaming Hand Soap \$6.00
- Holiday Sugar Scrub \$6.00

**FOR CLASS SCHEDULES VISIT: GREATNORTHWEST.ORG  
STAY UPDATED: FACEBOOK.COM/GNWCIA**

### GREAT NORTHWEST

#### BOOK CLUB

Wednesday, November 15  
7 p.m. in the Olivia Theriot Room -- Silver Creek

Join the Book Club as they discuss  
*The Kashmir Shawl* by Rosie Thomas  
Faciliator - Nickie Moore

#### For more details contact:

Lynda Welchel - lcwelchel@gmail.com  
JoAnn Sanderson - code318@aol.com

## CLASS SCHEDULES

### MON - THU

- 3:30 p K - 8 Tennis Lessons  
\$100/\$150 • Silver Creek Tennis Courts
- 4:30 p K - 8 Tennis Lessons  
\$100/\$150 • Silver Creek Tennis Courts
- 6:30 p 12-14 yrs Tennis Lessons  
\$100/\$150 • Silver Creek Tennis Courts

### MON

- 12:30 p SA Tumble Tots  
Age 3-5 • \$10 • Silver Creek Lodge

### TUE

- 4 p Kid's Flamenco Classes  
\$40 / month • Silver Creek Lodge

### WED

- 10-11 a Flamenco (Advanced)  
\$5 • Silver Creek Lodge
- 5:30 p SA Tumble Tots  
Age 3-5 • \$10 • Silver Creek Lodge
- 6:30 p SA Tumble Tots  
Age 5-7 • \$10 • Silver Creek Lodge

### THU

- 10:00 a Mommy, Daddy, & Me DIY  
2<sup>nd</sup> Thursday of the Month, •  
Emerald Valley Lodge
- 10:00 a Line Dancing  
\$2 • Silver Creek Lodge
- 6:30 p DIY Make & Take  
4<sup>th</sup> Thursday of the Month •  
Emerald Valley Lodge



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**HOLIDAY CRAFT FAIR**  
**NOV. 11 ♦ 9 AM - 1 PM**

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**DEED RESTRICTION****Activity from September 7 - October 7, 2017**

Below is the list of calls/complaints to the **Deed Restriction Department** made during **September 7 - October 7, 2017**. **Calls per day: 8-15. Correction Rate: 92%** Abbreviations of sub-divisions are as follows: Silver Creek (**SC**); Timberwilde (**TW**); Ridge Creek (**RC**); Sage Coach Crossing (**SCC**); Commons (**C**); Village Northwest (**VNW**); and Emerald Valley (**EV**).

Complaint	SC	TW	RC	SCC	C	VNW	EV	TOTAL
Nuisance	8	7	26	9	3	26	36	115
Inoperable Vehicle	8	0	1	0	0	0	7	16
Basketball Hoop	13	1	10	0	0	0	15	39
Fence/Garage Door	7	3	9	2	2	6	13	42
Overgrown Grass	51	14	47	17	18	30	95	272
Boats/Trailers	5	2	2	0	0	3	9	21
<b>TOTALS</b>	<b>92</b>	<b>27</b>	<b>95</b>	<b>28</b>	<b>23</b>	<b>65</b>	<b>175</b>	<b>505</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 2017**

Street	Improvement	Value
Timber Lodge	Solar Panels	\$31,725
Valley Hedge	Storage shed	\$3,000
Timber Wagon	Painting the exterior of their home	\$16,000
Valley Gate	Painting the exterior of their home	\$1,500
Valley Moss	New roof	\$5,000
Valley Ridge	Painting the exterior of their home	\$2,500
Cliffbrier	Painting the exterior of their home	\$100
Timber Whisper	Wood deck	\$400.00
Timber Crest	New windows	\$4,800
Valley Cliff	Paint the exterior of their home	\$500.00
Cliff Walk	Siding, windows and doors	\$17,000
Timber Breeze	Storage shed	4,000
Timber Gale	Fence replacement	\$1,100
Timber Lodge	Paint the exterior of their home	\$2,000
Timber Branch	Driveway extension	\$1,600
Old Depot	Fence, storage shed	\$9,500
	<b>TOTAL</b>	<b>\$100,725</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 1 - September 30, 2017**

Below is the list of calls/responses the Security Department made during September 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	1	0	0	1	0	0	0	2
Animal Complaints	6	0	0	0	1	0	2	9
Assault	0	0	0	0	0	0	0	0
Assist Public	7	0	4	2	0	1	9	23
Burglary Res/ Bldg	0	0	0	0	0	0	0	0
Burglary Vehicle	0	0	0	0	0	0	1	1
Child - Missing	0	0	0	0	0	0	0	0
Criminal Mischief	1	0	0	0	0	0	1	2
Criminal Trespass	0	0	0	0	0	0	1	1
Deadly Conduct	1	0	0	0	0	0	1	2
Deed Restriction	0	0	0	2	1	0	0	3
Disorderly Conduct	0	0	0	0	0	0	0	0
Disturbances	11	0	0	0	0	0	9	20
Lost/ Found Property	5	0	1	0	0	0	1	7
Poss. Controlled Substance	0	0	0	0	0	0	0	0
Public Intoxication	0	0	0	0	0	0	1	1
Harassment - Threats	2	0	0	0	0	0	0	0
Salesman/ Soliciting	0	0	0	0	0	0	0	0
Sex Offenses	1	0	1	0	0	0	0	2
Suspicious Activity	4	0	1	0	0	0	1	6
Suspicious Pers./ Veh.	21	0	5	1	0	1	4	32
Thefts	2	0	1	0	0	0	1	4
Traffic Complaints	4	0	0	0	0	0	5	9
<b>TOTALS</b>	<b>66</b>	<b>0</b>	<b>13</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>38</b>	<b>127</b>

**SECURITY RESIDENTIAL SERVICES REPORT**  
**Activity from September 1 - September 20, 2017**

Below is the list of responses the security department made when assisting the public during September 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	1	0	0	1	0	0	0	2
Facility Check	1	0	0	0	0	0	1	2
Lost/Found Animals	1	0	0	0	0	0	0	1
Jump Start Battery	2	0	0	0	0	1	0	3
Home/Veh. Lockouts	0	0	0	0	0	0	1	1
Open Doors	0	0	0	0	0	0	1	1
Vehicle Lights Left On	0	0	0	0	0	0	0	0
Welfare Checks	1	0	3	0	0	0	1	5
Out-of-Town	214	0	113	2	35	0	29	393
Special Watch	30	0	14	33	0	0	16	93
<b>TOTALS</b>	<b>250</b>	<b>0</b>	<b>130</b>	<b>36</b>	<b>35</b>	<b>1</b>	<b>49</b>	<b>501</b>



## Running a Business From Your Home

by Jose Morlett

*Deed Restriction and Architectural Control Officer (DRACO)*

As my deed restrictions series continues, zoning is as important as the others. Residents **cannot** have a business running out of their home.

### Deed Restriction Section 6.4 Article I Use of Land

(a) Lots are for private single family dwelling units only. No business will be allowed to use a home as a motel/hotel and stage their workers or use said home as a storage area for materials or equipment.

### City Code 35-311

#### Zoning is enforced within San Antonio city limits

Zoning regulations have been made in accordance with a comprehensive plan to promote the health, safety and general welfare of the community. These regulations include provisions for the use of property and limitations upon the shape, bulk and location of buildings which occupy the land. It is a violation, for instance, to operate a commercial activity in a district designated for residential use. Violations carry a fine of up to \$2,000 for failing to comply.

## Evergreen and Everlasting

by Camille Fiorillo

*Horticulturalist*



### Plant a living tree

What better way to remember the holidays than to plant a living tree year after year to create your own mini forest! Potted Evergreen trees are available at local nurseries and some Christmas Tree farms. A few varieties to consider for our locale are:

- Arizona Cypress
- Aleppo Pine
- Italian Stone Pine
- Blue Point Juniper

All are drought tolerant, require full sun, and well-drained soil.

### A few planting tips:

Buy a ball and burlap or container tree. These can be quite heavy so pick a small tree. Keep it inside, in a cool location, no more than 10 days. Acclimate the plant to the outside cooler air for a few days before planting. Remove the burlap (and any wire restraints) or the pot. Place the plant in hole that is twice the width of the root ball. Back fill the hole and cover with mulch then thoroughly water.

Another option is a Rosemary Christmas Tree. Upright varieties already pruned are available at nurseries, box stores and even grocery stores. A perennial plant, you can enjoy it through the holidays then place or plant it outside. Rosemary adapts very well to pruning so you can keep its Christmas Tree shape if you like. Clip and mist with water. It is drought tolerant but water every two week to keep it healthy. Rosemary is very fragrant and a great culinary herb.

If you chose a cut Christmas Tree be sure to recycle!



Happy Thanksgiving,  
Merry Christmas, and  
Happy Holidays to all.

Camille

## HOLIDAY SECURITY AND SAFETY TIPS

ROGER BURTON

*Security Chief*

### While You're Shopping

The holiday season is a time of year where everyone is out shopping. Remember, do not let your guard down. When you are shopping, keep your valuable possessions by your side at all times. If you place your gifts in your vehicles, lock

them in your trunk. Never leave your valuables in your vehicle where they are in plain view. If you must leave

them in the cab of the vehicle please cover the items so they cannot be recognized. Thieves out there are just waiting for an opportunity to take something from vehicles. By securing the property you take the opportunity away from them.

### At your Home

During this time of the year, we must protect our homes from thieves and vandalism. Most homes are decorated for the holidays and every year we have problems with decorations being stolen or vandalized. Watch out for your neighbors' properties and report suspicious

activity to the on-duty security officer we can help minimize this problem. Attend a GNWatch meeting or a C.O.P. class to learn more about being watchful and reporting suspicious activity.

Please make sure that you have your furnace, gas lines and etc., checked out prior to using it this winter. For those families that are using live Christmas trees please make sure you keep your tree stands full of water. Do not let those trees dry out. Keep an eye on Christmas decorations in your yards and homes. Kids can be mischievous during the holidays, so have all your neighbors' watch your homes while you are away.

## SECURITY FOR HOLIDAY PACKAGES

Christmas is the time of year where many of us send or receives packages. UPS & FedEx are primarily used to move packages. They are also popular for moving documents, especially those for overnight deliveries. Security suggestion for these deliveries and pickups: When shipping, make sure the person you are shipping to knows you have sent them something. Talk with the delivery agency in working out ways these packages are not placed on the front door steps when nobody is home. This type delivery is so easy for someone to take the packages (especially

during the holidays). Please work something out to ensure the packages are not left unattended. If you are the receiver of a package keep up with the whereabouts of your package. There is a shipping tracking number on the package which allows you to call a toll free number and find the location of the item. Try and be home when delivery is made or attempt to make arrangements so you can pick up the package from the holding point. Use your neighbors to pick up the packages and hold them until you get home.

### E-tip of the month: Christmas Plants

<http://www.gardeningknowhow.com/garden-how-to/info/christmas-plants-flowers.htm>

## THE PURPOSE OF 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.

### 2018 Assessments: \$276 - Improved Lot • \$69.17 - Unimproved Lot

Assessments are due January 1, 2018. Statements will be sent out in December. The last day to pay without accruing late fees is January 31.

Items marked with the "➤" symbol indicates that the income or expense conforms to the direction included in the Strategic Plan.

## INCOME

GL Code	General Ledger Account Name	2018 Budget	Description of Income Coded to Account
40000	Assessments - Improved Lots	\$1,323,440	Annual Assessments from Association Members - <b>Improved lots</b> . <b>2018: \$276.00 Annual Rate</b>
40000	Assessments - Unimproved Lots	2,107	Annual Assessments received from Association Members- <b>Unimproved lots</b> . <b>2018: \$69.17 Annual Rate</b>
40100	Interest Income - Operating	500	Interest paid on funds in operating accounts.
40200	Intrest Income - MR&R	780	MR&R interest moves to MR&R Budget.
40300	NSF Fees	400	Fees added to the accounts of Members whose checks are returned from their banks for insufficient funds.
40400	Lien Fees Recovered	0	Lien fees paid by owners at closings.
40500	Payment Plan Fees	3,000	Income based on reimbursement of administrative time necessary to create and track payment plans.
40600	ID Fees	500	Fees to prepare replacement and house guest photo ID cards.
41000	Late Payments - 1st Letter	15,500	Reimbursement of Collection Costs added to Association accounts of members who pay assessments late: \$31 with first delinquent notice.
41100	Late Payments - 2nd Letter	20,000	Reimbursement of Collection Costs added to Association accounts of members who pay assessments late: \$45/Mar 1 with second delinquent notice.
42000	Credit Card-Processing	1,500	Fees charged to Members who pay assessments by debit card.
43000	Legal Fees Recovered	30,000	Legal fees received from delinquent owners reimbursed for fees spent pursuing account collection.
43100	Small Claims Awards	5,000	Monies awarded by Small Claims Court in actions brought against owners.
44000	Deed Restriction Violation Fines	0	Fines levied against Members who are cited for violations of deed restrictions.
45000	Employee Health Insurance Contribution	13,000	Full time employeess who elect to take group health coverage contribute 20% per personnel policy toward their insurance policy expense.
46000	Resale Home Closing Documents	50,000	Income for disclosure package services required by Chapter 207 of TX Property Code: Resale Certificates (\$150) and updates (\$50); Statements of Account (\$150); and Rush Fee (\$50).
46100	Transfer Fees	28,000	Income for 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 Fees (\$150).
47000	Communications Income	4,300	Passages newspaper ad income; website & other vehicles of communication.
47300	Scholarship Income	2,000	Income from fund-raising activities or donations to be used for scholarships.
47999	Miscellaneous Income	1,000	Income received from sources not identified in any other category.

**\$1,501,027 Total General Income**

## RECREATION & COMMUNITY EVENT INCOME

GL Code	General Ledger Account Name	2018 Budget	Description of Income Coded to Account
48000	EV Pool Guest Passes	\$1,600	Projected income from pool guest fees during controlled access periods at Emerald Valley Pool.
48100	SC Pool Guest Passes	3,000	Projected income from pool guest fees use during controlled access periods at Silver Creek Pool.
48110	SC Pool Concessions	9,700	All Silver Creek Pool concession sales in pool season.
48200	Pool Passes	0	Income from long term resident pool guest passes for resident guests. \$10/month, \$25/season .
48300	Swim Lessons	4,000	Swim lesson registration fees. 2015 fees increased \$10/residents \$25/non-residents.
48400	Soccer	28,000	Soccer league participant registration fees. \$70 residents, \$85 non-residents. 400 GNW recreational soccer kids @ \$75.
48500	Gators Swim Team	9,500	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).
48510	Gators Swim Team Concessions	0	Concession sales at swim meets.
48600	Basketball	8,000	Basketball participant registration fees. 2015: \$75/residents, \$100/non-residents.
48700	Softball	2,900	Softball participant registration fees. \$250 per team w/no uniforms. \$450 per team w/uniforms. \$25 individual players.
48800	R&E Community Events - National Holidays	0	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&E Community Events - GNW Holidays	1,800	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&E Community 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&E Community Events - Family	2,000	Income based on community event tickets, booth sales, sponsorship, etc. sales for Diveln 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.

**\$74,300 Total Recreation & Community Event Income**

## FACILITY USE INCOME

GL Code	General Ledger Account Name	2018 Budget	Description of Income Coded to Account
49000	SC Callanen Hall Rental	\$37,000	Income from rental of the Lodge's Callanen Hall by Members for their exclusive personal use.
49010	SC Pool Rental	4,320	Income from rental of the Silver Creek campus pool by Members for their exclusive personal use.
49020	SC Rental Set-Up/Take-Down Fees	3,600	Income for set up and take-downs services at private Member facility rentals.
49030	SC Security Fees	6,700	Income for security services at private Member facility rentals at which liquor is consumed.
49040	SC Lifeguard Fees	3,000	Income for lifeguard services at private Member pool rentals.
49100	EV Flores Hall Rental	9,460	Income from rental of Emerald Valley's Flores Hall by Members for their exclusive personal use.
49110	EV Pool Rental	4,800	Income from rental of the Emerald Valley campus pool by Members for their exclusive personal use.
49120	EV Rental Set-up/Take-down Fees	360	Income for set up and take-downs services at private Member facility rentals.
49130	EV Security Fees	2,600	Income for security services at private Member facility rentals at which liquor is consumed.
49140	EV Lifeguard Fees	5,400	Income for lifeguard services at private Member pool rentals.
49990	Miscellaneous Income	50	Income received from sources not identified in any other category.

**\$77,290 Total Facility Use Income**

**\$1,652,617 Grand Total All Income Catories**

## EXPENSES

### CORPORATE GOVERNANCE EXPENSES

GL Code	General Ledger Account Name	2018 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	4,650	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	700	Refreshments, etc. for attendees at 24 board meetings, Town Halls, etc.
50300	► Volunteer Recognition	2,000	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.
50400	► Training Materials	580	Books, materials and magazines related to community associations and management. Board memberships to CAI.
50500	► Board Expenses	300	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	600	Copies made in carrying out the governance, corporate, and executive functions of the Association.
50800	► Government & Public Relations Team Committee	400	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. 2017: Ray Lopez retirement.
50810	► Volunteer Team	400	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	11,142	Expenses for Directors & Officers liability insurance coverage for the Board and its officers and directors.

**\$30,272 Total Corporate Governance Expenses**

### ADMINISTRATION & ACCOUNTING EXPENSES

GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
51000	Administrative & Accounting Wages	\$241,640	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	18,490	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for administrative and accounting staff wages.
51020	A&A FUTA	240	Payroll taxes: Federal Unemployment Tax Act (FUTA) for administrative and accounting staff wages.
51030	A&A SUTA	1,490	Payroll taxes: State Unemployment Tax Authority (SUTA) for administrative and accounting staff wages.
51040	A&A Payroll Service	1,560	Processing fees related to administrative and accounting staff wages and taxes.
51050	A&A Workers Compensation	3,200	Workers Compensation insurance premiums for administrative and accounting staff wages.
51060	A&A Group Health Insurance	31,700	Group health insurance expense for qualified full time administrative and accounting staff.
51070	A&A Employee Expenses	4,000	Department expenses for recruiting administrative and accounting staff including reference checks, drug screening, logoed shirts, business cards, etc. Supplies of office first-aid kit. Staff annual recognition luncheon.
	► All Staff Education Expense	3,000	Expenses to reimburse employees whose personal education expenses contribute to the skill needed in performing their jobs and duties in the Great Northwest.
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	5,000	Expenses associated with a retirement program for qualified full time employees.
51100	A&A Communication	1,500	Cell phone charges for CM and Communications Manager. (moving phone exp to individual departments)
51110	A&A Telephones - Office	3,900	Phone lease and phone lines for administrative offices.
51120	A&A Mileage Reimbursement	300	Reimbursement to administrative and accounting staff for miles traveled in their personal vehicles while doing Association business. (Expense distributed to departments)
51130	Copier & Supplies - Administrative	1,850	Contractual requirement for copiers and supplies - prorated for general office administration. (2013 current lease is \$912 each month) Prorate per cost center/department
51140	Copier & Supplies - Accounting & Collections	2,970	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	110	Copies of governing documents, accounting statements, forms & documents to maintain Association records.
51160	A&A Office Supplies	7,000	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	800	Maintenance of equipment and supplies to make photo membership cards, i.e., cards, ID film, stickers, etc.
51180	Administrative Postage	1,500	Postage for correspondence to residents, DRVs, business; postage permits, meter rental, certified mail, etc.
51190	Accounting Postage	4,600	Postage for annual and delinquent assessment billings.
51200	Bank Charges	110	Miscellaneous bank charges.
51220	Bad Debt	0	Monies to account for receivables determined to be uncollectable such as assessments, late fees, DRV fees, etc.
51230	Credit Card Processing	8,100	Costs incurred by the Association to process credit card charges for assessments, activities, etc.
51300	Contract Services	2,000	Third party CPA to review quarterly financial statements.
51310	Legal & Professional - General	10,000	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	35,000	Legal fees related to collections of delinquent accounts.
51330	Printing - Offsite - Annual Invoice	3,190	Third party offsite printing costs: Annual assessment statement; envelopes, coupon books, late letters, maps, etc.
51340	Record Archiving	1,080	Rent for off-site facility in which records are stored.
51400	► Computer & Equipment Hardware	6,000	Computer, network, marquee, banking hardware, WIFI, ID printer, other equipment.
51410	► Web Hosting	2,400	Fees paid to web hosting company.
51420	► Cable TV & Internet	4,800	Time Warner cable television and Uverse internet access for both Emerald Valley and Silver Creek.
51430	► Computer & Equipment Software	20,000	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	1,100	Personal Property Taxes for personal property owned by the Association.
51600	► Commercial Package & Crime Insurance	29,716	Expense for Association's main insurance policy: commercial package property, general liability, crime and fidelity coverage.
51610	► Commercial Umbrella Ins	18,011	Expense for the \$10 million commercial umbrella liability insurance to cover a liability claim over the liability coverage limit in the Commercial Package policy.
51620	► Employment Practices Insurance	5,217	Expense to cover the employer liability involved with employment practices.

**\$495,574 Total Administration & Accounting Expenses**

### ► DEED RESTRICTION & ARCHITECTURAL CONTROL EXPENSES

GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
56000	► Deed Restriction & Architectural Control Wages	\$65,430	DRACO employee wages: assist Architectural Control Committee, review exterior home improvement applications and administer CC&R restrictions.
56010	► DRACO FICA	4,210	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for architectural process review and deed restriction staff salaries.
56020	► DRACO FUTA	100	Payroll taxes: Federal Unemployment Tax Act (FUTA) for architectural process review and deed restriction staff salaries.
56030	► DRACO SUTA	500	Payroll taxes: State Unemployment Tax Authority (SUTA) for architectural process review and deed restriction staff salaries.
56040	► DRACO Payroll Service	240	Processing fees related to architectural process review and deed restriction staff salaries and taxes.
56050	► DRACO Workers Compensation	1,692	Workers Compensation insurance premiums for architectural process review and deed restriction staff salaries.
56060	► DRACO Group Health Insurance	0	Group health insurance expense for full time architectural process review and deed restriction staff who elect to take it.
56070	► DRACO Training & Licensing	1,800	Community Associations Institute programs, DRACO training, conference and certification, etc.
56080	► DRACO Employee Expense	400	Expenses for logoed shirts, business cards, etc.
56100	► DRACO Communications	2,500	Cell phone charges for DRACO staff.
56110	► DRACO Copier & Supplies	460	Copies and supplies in providing forms to the membership, reviewing ACC exterior improvement applications and documenting deed restriction violations.
56120	► DRACO Postage	1,440	Postage for DRACO deed restriction violations including first class and certified mail, etc.
56200	► DRACO Vehicle Maintenance	1,500	Routine preventive maintenance, i.e., oil changes, repairs and parts or tune-ups, cleaning, inspections and licensing, gas for DRACO vehicles.
56220	► DRACO Vehicle Fuel	1,800	Fuel expenses for DRACO vehicle.
56210	► DRACO Vehicle Insurance	1,385	Expense for department vehicle auto insurance.
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.

**\$83,757 Total Architectural Review & Deed Restriction Enforcement Expenses**

MAINTENANCE EXPENSES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
52000	Maintenance Wages	\$148,530	Wages for employees who maintain GNW facilities, structures, Greenbelt, landscaping, irrigation and grounds.
52010	M FICA	11,370	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for facilities and grounds maintenance salaries.
52020	M FUTA	240	Payroll taxes: Federal Unemployment Tax Act (FUTA) for facilities and grounds maintenance salaries.
52030	M SUTA	1,240	Payroll taxes: State Unemployment Tax Authority (SUTA) for facilities and grounds maintenance salaries.
52040	M Payroll Service	1,240	Processing fees related to facilities and grounds maintenance wages and taxes.
52050	M Workers Compensation	2,860	Workers Comp insurance premiums for facilities and grounds maintenance salaries.
52060	M Group Health Insurance	31,700	Group health insurance expense for full time facilities and grounds maintenance staff who elect to take it.
52070	► M Training & Licensing	1,200	Community Associations Institute programs, professional fees and meetings. 2018: CPO - Certified Pool Operator, Certified Irrigation Technician, OSHA training, 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	1,580	Cell phone charges for facilities and grounds maintenance staff.
52110	M Telephones	1,880	Phone lease and phone lines for facilities and grounds maintenance office.
52120	M Copier & Supplies	150	Copies and supplies used in conducting business of facilities and grounds maintenance department.
52160	M Office Supplies	500	Small 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	4,156	Expense for auto insurance.
52220	M Facilities Equipment Maintenance	3,000	Purchase, service, repair and operation of facilities and grounds maintenance equipment, i.e., buffers, vacuums, hand and other tools not on the MR&R schedule.
52230	M Vehicle & Equipment Fuel	4,500	Fuel expenses for maintenance vehicles and equipment.
52300	SC Facilities Operation & Maintenance	18,700	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. 2018: OSHA compliance.
52310	SC Lodge Security System	2,400	Maintenance and monitoring of Lodge security system.
52320	SC Contract Services	5,000	Contracted services for projects staff does not have knowledge, skill, certification, proper equipment, etc.
52330	SC Custodial Supplies	3,000	Cleaning, paper, supplies equipment for the Lodge and four other buildings on the Silver Creek campus.
52340	SC Pool Operations Contract	16,400	Operating expenses for the junior Olympic and wader pools, and ancillary filters, pumps, etc. at the Silver Creek campus. Supplies include chemicals, cleaning, etc., pool operations contract, and licenses.
52350	SC Pool Maintenance & Repairs	3,000	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	5,000	Dumpster rental and monthly trash and recycling services.
52400	EV Facilities Ops & Maint	4,000	Supplies and parts to operate, maintain and repair buildings, windows, lighting, plumbing and electrical.
52410	EV - Flores Hall Security System	600	Expenses related to monitoring equipment for Flores Hall and Lifeguard Building. (Broken out from SC security)
52420	EV Contract Services	6,500	Contracted services for projects staff does not have knowledge, skill, certification, proper equipment, Court and parking area light repair/replacement, etc.
52430	EV Custodial Supplies	1,500	Cleaning, paper supplies, small equipment for Flores Hall and two other buildings on the EV campus.
52440	EV Pool Operations Contract	18,750	Operating expenses for the junior Olympic and wader pools, splashpad, and ancillary filters, pumps, etc. at the Emerald Valley campus. Supplies include chemicals, cleaning, etc., pool operations contract, and licenses.
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	2,200	Dumpster rental and monthly trash and recycling disposal services.
53220	Grounds Equipment Maintenance	6,000	Repair of grounds maint. equip: tractors, mowers, and purchase of non-MR&R replacement equipment.
53300	SC Grounds & Sport Field Maintenance	10,000	Supplies and materials to maintain irrigation, landscaping, trees, shrubs, turf, parking lots, monument signs beds, signage, fencing, etc., on Silver Creek campus and sport fields. Contracted services for projects staff does not have knowledge, skill, or proper equipment. Irrigation repairs. 2017: playground mulch
53310	EV Grounds Maintenance	7,500	Supplies and materials to maintain irrigation, landscaping, trees, shrubs, turf, parking lots, monument signs beds, signage, fencing, etc., on Emerald Valley campus. Contracted services for projects staff does not have knowledge, skill, or proper equipment.
53320	Parks & Entrances Maintenance	2,500	Supplies and materials to maintain irrigation, landscaping, trees, shrubs, turf, signage, fencing, etc., at Ridge Creek park and all maintained monument and neighborhood entrances, and the Serenity Garden. Contracted services for projects staff does not have knowledge, skill, or proper equipment. 2017: playground mulch and small neighborhood entrance signs.
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	3,375	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	1,677	Insurance policy to cover maintenance equipment.
	Facility Improvement Projects	11,000	2018: Callanan Hall improvement projects through funding from the 20% increase in Facility Use fees.

\$359,748 Total Maintenance Expenses

UTILITIES EXPENSES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
54000	SC - Electric & Natural Gas	23,000	Electric and natural gas consumption for the Lodge and all other ancillary buildings.
54100	SC Water - Campus & Irrigation	5,000	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	4,000	Water consumption for irrigation of the Silver Creek campus sport fields.
54120	SC Water - Campus Monument Sign	600	Water consumption for irrigation of the Silver Creek campus monument sign at Timberwilde & Timber Path.
54130	RC Water	1,600	Water consumption for irrigation and fountain at the Ridge Creek park.
54200	EV Water - Campus & Irrigation	4,000	Water consumption, sewage and federal storm-water treatment charges for all buildings, and campus irrigation.
54210	EV Water - Entryway	1,100	Water consumption for monument entrance on Emerald Valley campus at Cliffbriar.
54220	EV Water - Park	1,670	Water consumption, sewage and federal stormwater treatment charges for fountain and park irrigation.
54300	EV -- Electric	9,000	Electric consumption for Flores Hall, lifeguard building, and restroom building as well as lighting on all sports courts, park and electronic marquee. (2012 EV & SC elec was together) (2 CPS security lights)

\$49,970 Total Utilities Expenses

► SECURITY EXPENSES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
55000	► Security Wages	\$168,540	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	12,900	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for security and deed restriction staff salaries.
55020	► S FUTA	340	Payroll taxes: Federal Unemployment Tax Act (FUTA) for security and deed restriction staff salaries.
55030	► S SUTA	1,980	Payroll taxes: State Unemployment Tax Authority (SUTA) for security and deed restriction staff salaries.
55040	► S Payroll Service	1,240	Processing fees related to security and deed restriction staff salaries and taxes.
55050	► S Workers Compensation	3,240	Workers Compensation insurance premiums for security and deed restriction staff salaries.
55060	S Group Health Insurance	7,930	Group health insurance expense for full time security and deed restriction staff who elect to take it.
55070	► S Training & Licensing	750	Professional membership fees, meetings and programs. Training materials for staff. Security license renewals fee for private security.
55080	► S Employee Expense	2,000	Expenses to recruit and qualify security personnel, i.e., drug tests, background checks, uniforms, etc.
55100	► S Communication	1,230	Cell phone charges for security staff.
55110	► S Telephones	2,100	Phone lease and phone lines for security offices.
55120	► S Copier & Supplies	380	Copies and supplies in conducting business of security department.
55160	► S Office Supplies	1,370	Small office supplies for department administration.
55200	► S Contracted Services	8,190	Contracted services where staff does not have knowledge, skill, certification, proper equipment, i.e., SAPD added patrols; GNW events. (with years of working with city, county, A-team, security and new COPS participation, crime is down.)
55300	► S Custodial Supplies	200	Cleaning, paper supplies needed for Security offices.
55400	► S Vehicle Maintenance	3,700	Routine preventive maintenance, i.e., oil changes, repairs and parts or tune-ups, cleaning, inspections and licensing, gas for security vehicles.
55410	► S Vehicle Insurance	3,690	Expense for security fleet vehicle insurance.
55420	► S Vehicle Fuel	6,060	Fuel expenses for Security vehicles and equipment.
55430	► S Equipment	1,000	Equipment used in the deployment of security services for safety or security, e.g., decibel reader, etc.
55500	► C.O.P.s	1,200	Team operation, supplies needed by sanctioned teams and groups to conduct business of the Association - Citizens On Patrol -- coordination with SAPD and community regarding observing and reporting crime.
55600	► GNWatch	2,000	Team and Group operation, supplies needed by sanctioned teams or groups to conduct business of the Association - GNWatch -- National Night Out event management; organize books/captains for better communication regarding suspicious activity and emergency preparedness.

\$230,040 Total Security Expenses

RECREATION & COMMUNITY EVENTS EXPENSES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
57000	Recreation & Events Wages	\$100,570	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	4,590	Wages for employees coaching swim lessons and teaching water aerobics.
57010	R&E FICA	7,700	Payroll taxes: Federal Insurance Contributions Act (FICA) tax provisions of the Social Security Act for recreation and community event staff wages.
57020	R&E FUTA	150	Payroll taxes: Federal Unemployment Tax Act (FUTA) for recreation and community event staff wages.
57030	R&E SUTA	750	Payroll taxes: State Unemployment Tax Authority (SUTA) for recreation and community event staff wages.
57040	R&E Payroll Service	240	Processing fees related to recreation and community event staff wages and taxes.
57050	R&E Workers Compensation	1,350	Workers Compensation insurance premiums for recreation and community event staff wages.
57060	R&E-Group Health Insurance	7,930	Group health insurance expense for full time recreation and community event staff who elect to take it.
57070	➤ R&E Training and Licensing	780	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 administrative and accounting staff including reference checks, drug screening, swimsuits, business cards, bloodborne pathogen vaccines, etc.
57090	R&E Mileage Reimbursement	800	Reimbursement to Recreation & Lifestyle Director and summer staff for miles traveled in their personal vehicles while doing Association business. (Expense distributed to departments)
57100	R&E Communications	1,010	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	420	Copies and supplies in conducting business of recreation and lifestyle activities.
57160	R&E Office Supplies	500	Small office supplies needed for department administration including first aid supplies.
57200	R&E Custodial Supplies	300	Cleaning, paper supplies for recreation office, staff room and concession storage.
57300	➤ R&E Community Events - National Holidays	3,925	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 and New Year's Eve
57301	➤ R&E Community Events - GNW Holidays	1,875	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	1,700	Expenses incurred to provide and carry out community events, e.g., Summer Diveln 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	13,000	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	9,550	Expenses incurred to provide, equip, and carry out GNW Gators swim team events, i.e., equipment, uniforms, trained coach, and award ceremony.
57340	R&E Softball	1,500	Expenses incurred to provide, equip, and carry out GNW softball, i.e., field rental, equipment, shirts, umpire, and award ceremony.
57400	➤ R&E Gators Swim Team Concessions	0	Saleable supplies to offer concessions by Gator's Swim Team at Silver Creek pool, i.e., chips, sodas, etc.
57410	R&E SC Pool Concessions Products	3,230	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 Concessions Equipment & Non-Saleable Supplies	500	Non-saleable equipment and supplies needed to operate a 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	2,738	Insurance policy to cover catastrophic claims that could come out sports participation.

**\$200,308 Total Recreation & Community Event Expenses**

FACILITY USE EXPENSES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
58000	SC Private Party Manager	\$14,270	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	1,200	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	70	Payroll taxes: Federal Unemployment Tax Act (FUTA) for private member facility use staff wages.
58030	SC Private Party Manager SUTA	250	Payroll taxes: State Unemployment Tax Authority (SUTA) for private member facility use staff wages.
58040	SC Private Party Manager Payroll Services	0	Processing fees related to private member facility use staff wages and taxes.
58100	SC Private Party -- Security	11,520	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	3,400	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	3,200	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	300	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	50	Payroll taxes: Federal Unemployment Tax Act (FUTA) for private member facility use staff wages.
58330	EV Private Party Manager SUTA	250	Payroll taxes: State Unemployment Tax Authority (SUTA) for private member facility use staff wages.
58340	EV Private Party Manager Payroll Services	0	Processing fees related to recreation and private member facility use wages and taxes.
58400	EV Private Party -- Security	520	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	2,010	Expenses for wages of qualified lifeguards to attend and monitor scheduled private parties of Members in good standing at the Emerald Valley pool.

**\$37,040 Total Facility Use Expenses**

➤ COMMUNICATIONS & NEWSPAPER EXPENSES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
58700	➤ C Mileage Reimbursement	100	Reimbursement to department staff for miles traveled in their personal vehicles while doing Association business.
58800	➤ C Copier & Supplies	200	Copies and supplies in communicating messages to the membership and preparing for publication and other internal marketing.
58900	➤ C Miscellaneous	500	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	10,400	Monies to pay contracted carriers to hand-deliver the bi-monthly issues of Passages.
58920	➤ Newspaper Printing	8,200	Expenses related to the printing of a bi-monthly issue of Passages. 2016:
58930	➤ Newspaper Delivery Materials	800	Expenses related to delivery materials needed to hand-deliver Passage door-to-door.
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.

**\$22,000 Total Communications & Newspaper Expenses**

OPERATING CONTINGENCY			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
59999	Operating Contingency	\$0	Monies to be used for unexpected expenses or projects with approval of the Board of Directors.

**\$0 Total Operating Contingency Expenses**

CONTRIBUTION TO MR&R RESERVES			
GL Code	General Ledger Account Name	2018 Budget	Description of Expenses Coded to Account
59000	➤ Contribute: MR&R Reserves	\$143,908	Contribution from operating to MR&R Reserves

**\$143,908 Total Major Repair & Replacement Reserves Expense**

**\$1,652,617 GRAND TOTAL ALL EXPENSE CATEGORIES**

**\$0 EXCESS (DEFICIENCY) OF OPERATING INCOME OVER EXPENSES**

## EVENTS

### CRAFT FAIR

HOLIDAY CRAFT FAIR: Sat Nov. 11<sup>th</sup>, 9 am – 1 pm. Northminster Presbyterian Church. 6800 Tezel Rd. Corner of Timber Ranch.

## REAL ESTATE

### PRELISTING HOME

Well cared for 3-2. Pella windows. Tile. Elfa storage. 129k/FSBO. 5907 Cliff Bank. Appointment only 365-9330.

## HOME REPAIR SERVICES

### 3 T PLUMBING

Family Owned & Christian Based. Call Bryan, Master Plumber (LIC#M39336) at 210-323-6066. plumbermant@yahoo.com. www.3tplumbing.com

### \$9.50 SERVICE CALL

Repairs for Refrigerators, Stoves, Washers, Dryers, and freezers. 1 year warranty. Quick service. Contact Marcus at 210-291-5431.

### AIR CONDITIONING REPAIR

Service & Installation. "Amigos" same day service. Reasonable pricing. "Doing the job right the first time." 210-393-7421

### CANTU PLUMBING

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

## HANDYMAN SERVICES

### GENERAL CARPENTRY & HANDYMAN

Call Mike 210-608-2259

## LAWN CARE SERVICES

### YARD SERVICE

I have over 20 years of experience. I am a teacher for NISD. I can cut, trim, and edge (all for a free quote). Ken 210-378-0369.

### PRESSURE WASHING

Pressure washing. Call Jamie 210-209-7036

### LAWN AND FENCE WORK

Lawn mowing includes blowing and edging. Repair and replace wood fences. Junk removal. FREE ESTIMATES. Call Mike 210-857-4935.

### YARD WORK

My name is Daniel Garcia. I do yard work part-time. Free estimates. Text me @ 210-909-3894. Or email me at [foxnfox@hotmail.com](mailto:foxnfox@hotmail.com).

## 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

## LOCAL SERVICES

### 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.

## COMPUTER/TECH

### BROKEN PHONE? I CAN FIX IT!

GNW student will fix your cell phone or iPad, will pick up and deliver for residents at very reasonable rates. Also buy old phones. 557-0344

### 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

## 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.

## FOR SALE

### FOR SALE

Burago Cast Iron car models. Size 1:18 sell all \$59. Call Rick 210-324-1769

### POKER GAME TABLE

20x40 8 LEAFS \$75. 210-681-4993

### KODACK 4600 PROJECTOR/CAROUSAL

\$35 48x48 screen \$10 lite box \$25. 210-254-8814

## 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.scenstsy.us> \$6 Car Bar Scents; \$8 Room Spray Scentsy Cleaning/Laundry products More info – 210-818-856-1061

## GE CHEST FREEZER FOR SALE

Cash and Carry - \$100 or better offer Good condition – text – 210-663-9107

## HALL RENTALS

### CALLANEN HALL | 8809

#### TIMBERWILDE DR.

Rental Fee ..... \$300  
Damage Fee ..... \$120

#### Optional Fees:

Security ..... \$240  
(Mandatory with alcohol)  
Clean Up Fee ..... \$144  
(Mandatory with alcohol)  
Set Up of Tables & Chairs..... \$72  
Additional Hours ..... \$72  
Additional Hours with alcohol..... \$144

### FLORES HALL | 9310 TIMBER PATH

Rental Fee ..... \$120  
Damage Fee ..... \$120

#### Optional Fees:

Security ..... \$120  
(Mandatory with alcohol)  
Clean Up Fee ..... \$72  
(Mandatory with alcohol)  
Set Up of Tables & Chairs..... \$72  
Additional Hours ..... \$72  
Additional Hours (with alcohol) ..... \$144

## Advertise Here

# FREE

for Residents selling items or offering part-time services  
(first 4 lines)

**BUSINESS ADS START AT \$15**

**DISPLAY ADS START AT \$50**

CONTACT  
ASHLEY FROLICK

210-681-2983 EXT. 109  
[COMMUNICATE@GREATNORTHWEST.ORG](mailto:COMMUNICATE@GREATNORTHWEST.ORG)

**RESIDENTS RECEIVE A 30%  
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