

June/July 2025

Westbury Place NEWSLETTER

Published bi-monthly by Neighborhood News, Inc. for the Westbury Place Homeowners Association

MESSAGE FROM THE BOARD OF DIRECTORS

Summertime is here!!!

The goal of the Board of Directors is to make our home, Westbury Place Subdivision a great place to live by keeping our community safe, vibrant and looking great! Thank you to RowCal Community Association Management team for helping us to meet our community goals. It takes all of us to keep Westbury Place looking good and proud to call home. We need your ideas and suggestions.

Please join us at our next HOA meeting.

Tuesday, June 17, 2025 @ Red Lobster at 1381 SW Loop 410 at 6:30pm.

Martes, Diecisiete de Junio 2025 @ Red Lobster at 1381 SW Loop 410 at 6:30pm

VOLUNTEERS ALWAYS WELCOME & NEEDED!!

If you're interested in helping with an event or just wanting to assist with an upcoming project, contact us at (512) 580-4212.

COMMUNITY NEWS

COMMUNITY-WIDE GARAGE SALE HELD ON SATURDAY, MAY 31st was a SUCCESS!!!

Thank you to all of the residents who participated. We had lots of traffic starting at 7am!

Community feedback was good and we plan to do this again!



Association Management

RowCal Community Association Management is working hard for us. For assistance please call (512) 580-4212 or visit CareTeam@rowcal.com.

Management Company Contact Information

RowCal Community Association Management
1901 NW Military Hwy, Suite #111
Castle Hills, TX 78213
(512) 580-4212
[www.RowCal.com/ CareTeam@rowcal.com](http://www.RowCal.com/CareTeam@rowcal.com)

Community Association Manager
Meagan Newstead
(512) 580-4212/Direct: (210) 988-0569
Meagan.newstead@rowcal.com

ONGOING MAINTENANCE:

Summertime is a great time to work on our home and yard maintenance. Please remember to submit a request for maintenance at RowCal.com.

Reminders of things that keep our community looking sharp and what we are looking for during our monthly review of the community.

- No basketball backboards and hoops are permitted in front of any Lot in the subdivision. Only in backyards.
- Fences that need to be repaired and replaced.
- Gable vents, wooden trim, garage doors, eaves, overhangs, and soffitting that need to be refreshed/repainted. Check your gutters to make sure they are clean and properly attached.
- Dead vegetation.
- Lawns with bare patches/ no grass is not the sign of a well-maintained property. Dirt and mud running onto the sidewalk and street is a slipping hazard and nobody wants to walk through mud.
- Tree trimming: One of the best times to trim trees and prune shrubs is before the Spring growth starts. The worst time is after the new buds are growing.
- Clean out and refresh your designated planting beds - remulch or add rocks to help keep weeds to a minimum. 6 inches of mulch is recommended to reduce weeds.

We ask that you take time to make sure the front of your home is clear of clutter, trash and other debris. Everybody loves plants, but having multiple potted plants and extensive yard decorations can get out of hand and make your property look cluttered, unorganized, and potentially trashy. Sometimes less is more.

Please be aware of your community's rules regarding storage of items in the driveway: Grills, tables, trailers, RVs, boats, inoperable vehicles, etc. are not allowed to be stored in public view.

Trash pick-up is on Mondays while Recycle and Organic Material pick-up is on Thursdays.

Please remove trash and recycling receptacles from view on days not scheduled for pick up.

Do not use the receptacles as barriers in front of your home to discourage parking. All roads within the association are public roads.

Please do not park in front of mailboxes. The mail carrier will not deliver the mail if the mailbox is blocked. Some

residents have been impacted by this and missed delivery of important mail.

Please keep in mind that one of the main reasons an HOA exists is to help the community maintain and/or improve the property values of the homes in the neighborhood. Every home has its own unique character, but consistent homeowner upkeep and maintenance is universal. Your neighbor is depending on you to maintain your area of responsibility for the benefit of the community.

Feel free to contact our office if you have any questions.

ACTION NEEDED!!!

As you know, Everton needs some major improvements. We are still trying to get the City of San Antonio to come up with a plan to fix it. But it will take all of our voices to get action! Please use the following sample email to contact Public Works Supervisor, Gilbert Garcia. **Please email him and follow up asking for an update:**

To: Gilbert.garcia@sanantonio.gov

Subject: ***STREET FAILURE OF EVERTON – PLEASE ASSIST ***

Hi Gilbert,

I am _____. I live at _____.

Everton is a public road within the Westbury Place subdivision where I live.

Everton is experiencing severe street failure across the entire length of the street to the entrance at Hunt Lane. Several manhole covers are protruding above the street by several inches. Everton is very wavy and driving on Everton is extremely hazardous!

We need a long-term solution to add drainage and resurface this dangerous road.

Thank you for your help!

_____ (Your name)

(Please include pictures of puddles in front of driveways and those manhole covers if you have them).

Improvements & Architectural Requests

Now is a good time to contact your insurance company regarding hail damage to your roof. We have had significant hail events within the last 12 months. Most of the homes in our subdivision are about 20 yrs old, so it's a good time to check into it. If you do decide to have your roof replaced, please make an ACC Request so that we have a record of it.

Go to RowCal.com and click on **ACC Request** to make a home improvement/architectural request.



A Season of Togetherness

Call us today to embrace your tomorrow!

Landon Ridge Senior Living is here to help! We provide a continuum of care through independent living, assisted living, and memory care – so we meet our residents right where they are!

Through our lifestyle activities, amazing amenities, and caring team members we ensure your needs are met and you receive the care you deserve. Step into your new home this season and embrace true community with us. We look forward to welcoming you home!

210.625.8421

LandonRidgeAlamoRanch.com

Independent Living

11300 Wild Pine,
San Antonio, TX 78253

Assisted Living & Memory Care

11349 Alamo Ranch Pkwy.,
San Antonio, TX 78253

 A Sagora Senior Living Community

 Pet Friendly

AL 307560 MC 104691



Westbury Place HOA
RowCal Community Association Management
1901 NW Military Hwy, Suite #111
Castle Hills, TX 78213

PRSR STD
U.S. POSTAGE
PAID
SAN ANTONIO, TX
PERMIT NO.1568

Time Dated

Important Phone Numbers/ Online Resources

RowCal: 512-580-4212

Police: 210-207-7273

Graffiti: 210-207-2833

City Services: 311

SAWS: 210-704-7297

CPS: 210- 353-2222

**Congratulations
Class of 2025!**



**Wishing a Happy
Father's Day to
all the dads in
our community!**

**Happy
Independence
Day!**



**Thanks for making
Westbury Place a great
place to live and grow!!!**



Upcoming Dates 2025 Calendar

June 14th	Flag Day
June 15th	Father's Day
June 19th	Juneteenth
June 4th	Independence Day
August 11th	NISD First Day of School