



# VVHA



## VOICE

## FEBRUARY 2026

### **President's Message:**

**For those of you that could not attend the 2026 Annual Meeting**

#### **President's Annual Meeting Report**

Good evening homeowners, Board members.

Thank you for taking the time to attend the 2026 Annual Meeting of the Vicksburg Village Homeowners Association. It has been my privilege to serve as President this past year, and I appreciate the trust and support of our community.

#### **Overview of the Year**

The past year we have managed to not have any major issues for our association. Despite ongoing changes and responsibilities, our community has continued to function smoothly due to the cooperation of homeowners, the dedication of the Board and the addition of Scott Harless. Scott's prior experience enabled a seamless onboarding into our Association. If you have had to engage with Scott, I am sure you are aware of his friendly and knowledgeable nature. Thank you, Scott.

Also this last year we have two new homes being added.

#### **Board Activities and Governance**

Your Board of Directors meets regularly throughout the year to address association business, maintain compliance with our governing documents, and plan for the long-term health of the community.

I would like to thank each Board member for their time, professionalism, and commitment to serving the community.

***Continued on next page***

## **Maintenance and Improvements**

This year, the Association completed or addressed several maintenance and improvement items, including:

Interviewing multiple landscaping companies and as a result the board of directors unanimously chose Mir Gardens as the best option.

We had the trees in the common areas trimmed.

We also have had a lot of sprinkler repairs. The cost of these two items is well documented in our P&L statements.

## **Financial Health**

I will address the financial health of VVHA when I give the Budget Committee Report. *(I will add the report on the following page.)*

## **Community and Communication**

Communication and cooperation remain essential to a successful VVHA. This year, we continued efforts to keep homeowners informed through:

Emails / newsletter / notices / meetings /website

We appreciate homeowners who follow guidelines, communicate concerns respectfully, and remain engaged in the community.

## **Looking Ahead**

In the coming year, the Board will focus on:

Reserve planning and long-term maintenance

Community engagement or policy updates should the legislature make any changes.

We encourage homeowners to stay involved, attend meetings, and consider volunteering by serving on committees.

## **Appreciation and Closing**

On behalf of the Board, I would like to thank:

Our fellow Board members

All homeowners who contribute positively to our community

Your cooperation and involvement make VVHA a great place to live.

**I would like to thank outgoing board member Larry Stamps for stepping up when we had an unexpected board position come open.**

**Welcome back Tim Sheets and Gary Williams and a welcome our new board member Jay Stimson.**

*“In February, friends are the hearth around which memories glow brightest.” – Jade Whitman*

# Budget Committee Report

On a positive note we met our overall P&L budget goals in 2025 we paid all our bills and had a net positive income for the year.

The Budget Committee developed a conservative budget for 2026. However, the committee members recognized that if cost continue to increase it will be difficult to add sufficient funds to our reserves. We were disappointed that more funds could not have been added to our reserves in 2025.

## Forces that create this financial environment

### Insurance Premium Spikes

Property insurance costs have surged due to inflation, natural disasters, and insurers pulling out of high-risk areas. Between 2022–2024, homeowners' insurance rates rose by over 20%, and HOAs must pass these costs along to residents. Our insurance almost doubled in the last couple of years. Some HOA cannot even get insurance.

### Rising Utility Costs

### Maintenance & Service Inflation

Sprinkler repairs for an example.

### Operating Budget Needs

Even well-managed boards cannot avoid inflation. Keeping dues artificially low may seem appealing, but it often leads to sudden, steep increases later. Incremental adjustments ensure steady cash flow for ongoing expenses.

### Reserve Fund Requirements

HOAs in Texas do not have legal requirements like other states, however the state of Texas strongly suggest that they have adequate reserves. (roof replacements, paving, structural repairs). **Yet, over 70% of community reserves are underfunded. Raising dues helps avoid surprise special assessments and ensures long-term stability.**

If our association does not have adequate reserves then you expose the members to large special assessments that hit homeowners all at once or experience deferred maintenance that hurts property values and makes our community less desirable.

### Community Value & Safety

Proper funding supports amenities, curb appeal, and compliance with safety standards. Underfunded HOAs risk deteriorating facilities, which can lower property values and create liability issues.

### Why This Matters

Raising dues isn't about poor management—it's about protecting the community's financial health and property values. **Incremental increases spread costs fairly among homeowners and prevent sudden, burdensome assessments.** In short, dues are the lifeblood of an HOA: they keep the lights on, the grounds maintained, and the future secure.

We are sharing this information to prepare for the potential of having to raise dues next year. 2026 results will determine our next steps

**Office Hours:** Scott Harless is our office manager. He will be in the office Monday and Wednesday from 8:00am to 2:00pm, Tue. & Thurs. from 12:00pm to 4:00pm. Ph. 830-257-2442.



**Vicksburg Village Website:** Please visit our website at [vicksburgvillage.net](http://vicksburgvillage.net) We are very happy with everything that Dean Seals has done for us and appreciate all his work. You will find lots of helpful tools on the site, such as architectural control committee request forms and much more! If you have any suggestions for new content, please let us know. We want to make this website a useful tool for all our residents.

**Bunco Group:** Third Wednesday of each month. If you are interested in joining the group or would like to substitute, please call Mell Whiting (443-243-6934). We are always in need of permanent players and substitutes.

**Artist of the month:** There is a signup sheet on the credenza for the “Artist of the month.” We enjoy seeing the artistic talents of our residents. The artist this month is Sharon Preston.

**Wall Hanging of the month:** Each month, a member of the Quilt Bee provides a wall for the Clubhouse. Stop by and enjoy this month’s wall hanging by If you are a quilter, we encourage you to show your quilting. Call Gwen Myers 830-832-8472 to add your name to the list on the credenza and include it in the monthly Newsletter. Join us at the Quilt Bee on 1<sup>st</sup> and 3<sup>rd</sup> Mondays at 1:00 in the Clubhouse. All levels of quilting skills are welcome.

**Free Notary Service:** Free notary service is available for residents of Vicksburg Village in need of such service. Contact Christine Klima at 830-370-8957 to make arrangements.



## George's Korner – Jeopardy Style (Questions on last page)

### It Takes A Villain

1. He's the Non-Human Villian in *2001: A Space Odyssey*
2. He says the movie line “You don’t know the power of the dark side.”

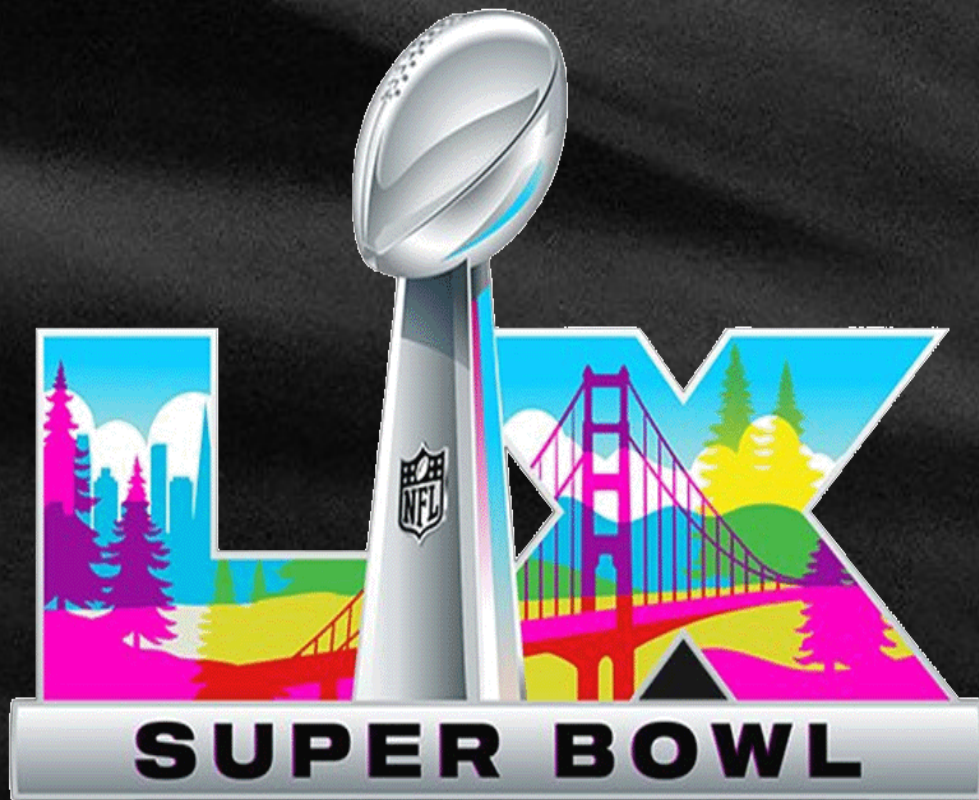
### Geography

3. The new Progressive Party on this island wants it to become a U.S. State.
4. Along the Mediterranean there's a French & an Italian this, Italian for “Coast”

### Fictional Amusement Parks

5. Evil genius Gru wins a very fluffy unicorn for his 3 girls Super Silly Fun Land in this animated film.
6. It's only on this sitcom that you can enter the Krustyland House of Knives.

# VVHA CLUBHOUSE PARTY



**BRING YOUR OWN DRINKS  
AND SNACKS TO SHARE**

**FEBRUARY 8TH  
GAME STARTS @ 5:30 PM**

# Febrüary

February 1: [National Texas Day](#)



February 3: [Nat. The Day The Music Died Day](#)

February 16: [National Cabbage Day](#)

February 18: [National Drink Wine Day](#)



February 4: [National Homemade Soup Day](#)

February 19: [National Vet Girls Rise Day](#)

February 7: [National Fettuccine Alfredo Day](#)

February 20: [National Cherry Pie Day](#)



February 8: [National Kite Flying Day](#)



February 22: [National Margarita Day](#)

February 9: [National Bagel and Lox Day](#)

February 25: [Nat. Chocolate Covered Nut Day](#)

February 11: [National Shut-In Visitation Day](#)

February 26: [National Letter To An Eleder Day](#)

February 13: [National Cheddar Day](#)



February 26: [National Strawberry Day](#)



February 14: [National Ferris Wheel Day](#)

February 28: [National Tooth Fairy Day](#)

Starting in January Happy Hour participants will be ask for a \$1.00 donation. This tribute will be used to purchase communal treats each week.

Please respond each week to Laurie's email if you plan to attend the following Friday Happy Hour so she will have enough food for everyone. If you wish to join and are not on the Happy Hour Email List contact Laurie ([lauriejeans58@hotmail.com](mailto:lauriejeans58@hotmail.com)) and so she can add you to the list.

HAPPY  
HOUR

## February 2026 Happy Hour Calendar

| Sunday | Monday                                                                                    | Tuesday | Wednesday                                                                                   | Thursday | Friday                                      | Saturday                                                                                    |
|--------|-------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------|----------|---------------------------------------------|---------------------------------------------------------------------------------------------|
| 1      | 2<br>  | 3       | 4                                                                                           | 5        | 6<br><b>Nacho Bar</b>                       | 7                                                                                           |
| 8      | 9                                                                                         | 10      | 11                                                                                          | 12       | 13<br>I will be absent!<br>(Grandma duties) | 14<br> |
| 15     | 16<br> | 17      | 18<br> | 19       | 20<br><b>Salad Bar</b>                      | 21                                                                                          |
| 22     | 23                                                                                        | 24      | 25<br><small>This Photo</small>                                                             | 26       | 27<br><b>Potluck</b>                        | 28                                                                                          |

# February

## Texas Historical February Events

**February 1, 1861** Texas Secession Convention adopts the Ordinance of Secession by a vote of 166 to 8. **February 7, 1837** Gen. Felix Huston wounds Gen. Albert Sidney Johnston in a duel over command of the Texas Army. **February 14, 1836** James Bowie and William B. Travis agree to share command of the Alamo garrison.

**February 16, 1836** Santa Anna's main army crosses the Rio Grande into Texas and advances toward San Antonio.

**February 19, 1846** Formal transfer of authority from the Republic of Texas to the United States takes place in Austin.

**February 23, 1836** Siege of the Alamo begins as Santa Anna's forces enter San Antonio de Béxar.

**February 24, 1836** William B. Travis writes his famous appeal, "To the People of Texas & All Americans in the World," calling for reinforcements.

**February 24, 1836** James Bowie becomes seriously ill; Travis assumes sole command at the Alamo.

**February 25, 1836** Alamo defenders burn nearby jacales and other structures to deny cover to Mexican skirmishers.

**February 27, 1836** Battle of San Patricio: Gen. José de Urrea surprises and defeats a Texian force under F. W. Johnson, opening the Goliad Campaign.

**February 28, 1845** The U.S. House adopts the Senate's joint resolution to annex Texas; President John Tyler signs the measure the next day.

## National Historical February Events

**February 1, 2003** - Sixteen minutes before it was scheduled to land, the Space Shuttle *Columbia* broke apart in flight over west Texas, killing all seven crew members.

**February 2, 1848** - The war between the U.S. and Mexico ended with the signing of the [Treaty of Guadalupe Hidalgo](#).

## National Historical February Events (Cont)

**February 3, 1870** - The 15th [Amendment](#) to the U.S. Constitution was ratified, guaranteeing the right of citizens to vote, regardless of race, color, or previous condition of servitude.

**February 3, 1913** - The 16th [Amendment](#) to the U.S. Constitution was ratified, granting Congress the authority to collect income taxes.

**February 15, 1898** - In Havana, the U.S. [Battleship Maine](#) was blown up while at anchor and quickly [sank](#) with 260 crew members lost. The incident inflamed public opinion in the U.S., resulting in a declaration of war against Spain on April 25, 1898, amid cries of "Remember the Maine!"

**February 20, 1962** - Astronaut John Glenn became the first American launched into orbit.

**February 22, Birthday** - [George Washington](#) (1732-1799) was born in Westmoreland County, Virginia. He served as commander of the Continental Army during the [American Revolution](#) and became the first U.S. President.



## World Historical February Events

**February 6, 1952** - King George VI of England died. Upon his death, his daughter Princess Elizabeth became Queen Elizabeth II, Queen of the United Kingdom of Great Britain and Northern Ireland. Her actual coronation took place on June 2, 1953.

**February 11, 1990** - In South Africa, Nelson Mandela, at age 71, was released from prison after serving 27 years of a life sentence.

**February 26, 1848** - The *Communist Manifesto* pamphlet was published by two young socialists, Karl Marx and Friedrich Engels.

The text in this newsletter [that looks like this](#) is a hyperlink to a web page for additional information.

# **COMMITTEE COMMUNICATIONS**

## **VICKSBURG VILLAGE COMMITTEES DEFINED AND UPDATED!**

To prepare for the Annual Meeting coming up in February, an ad hoc committee was formed over the past few weeks for the purpose of defining the roles of each committee here in the Village. Each committee Chair was given the same questionnaire to fill out that, asked questions around the purpose and activities of each. The intent in having detailed information about each committee is to allow members of the Association to know more about what our committees do and how they might participate. We invite everyone to read through the new Committee descriptions, and think about what they may like to sign up for at the Annual Meeting.

# Information About The Flag on VVHA Mailboxes

The mail carrier raises the flag on VVHA mailboxes to create a visual indication that the mail has been delivered.

It is not used like individual resident mailboxes to indicate there is mail in the box to be picked up by the mail carrier.



## VVHA Social Activities

| Event                        | Day                 | Time         | Contact                        |
|------------------------------|---------------------|--------------|--------------------------------|
| Bunco                        | 3rd Wednesday       | 6:30PM       | Mell Whiting 443-243-6934      |
| Canasta- Pennies from Heaven | Friday              | 1:00PM       | Carolyn Brooks 830-955-5408    |
| Happy Hour                   | Friday              | 5:00PM       | Laurie Sheets 775-315-2932     |
| Mahjong                      | Tuesday, Sunday     | 2:00PM       | Carolyn Wilkinson 210-422-7821 |
| Men's Coffee                 | M, T, Th, F         | 8:30AM       | Mike Michalec 830-739-8640     |
| Poker Night                  | Every Other Tuesday | 5:00PM       | Barney "B.B."Mays 830-955-9012 |
| Quilt Bee                    | 1st and 3rdMonday   | 1:00PM       | Gwen Myers 830-832-8472        |
| Nine-Ball Pool               | Thursday            | 9:30AM       | Steve Lehman 830-739-5990      |
| Eight - Ball Pool            | Friday              | 7:30AM       | Steve Lehman 830-739-5990      |
| Water Exercise               | M, W, F             | 7:15AM       | Laurie Sheets 775-315-2934     |
| Water Exercise               | T, Th               | 9:00-10:00AM | Mary Lou Bartels 830-257-8066  |
| Euchre                       | Thursday            | 12:00PM      | Sharon Nole 214-929-0018       |
|                              |                     |              |                                |
| Clubhouse Cleaning           | Monday              | 2:00-5:00 PM |                                |

**2026 Committee Members will be ratified by BOD Feb. 19th**

[illegible]



2026 is the Year of the Fire Horse (starting Feb. 17), representing a rare, high-energy, and transformative 60-year cycle focused on passion, independence, and fast-paced action. Horse personalities are considered independent, energetic, and sometimes impatient, often associated with the colors yellow, green, and red.

#### **Key Details About the Year of the Horse:**

- **Characteristics:** Those born in these years are seen as hardworking, ambitious, and free-spirited, but they can be impulsive and easily frustrated.
- **Elements:** The Horse is associated with five elements: Wood, Fire, Earth, Metal, and Water.
- **Compatibility:** Generally, Horses are most compatible with Dogs, Tigers, and Sheep.
- **2026 Focus:** The Fire Horse year (2026) is expected to be a time for bold choices, major changes, and breaking old patterns.

# FEBRUARY FACTS

The name “February” comes from the Latin word “februum,” which means purification. It was named after the Roman festival of purification called Februa.

In Old English, February was called “Solmonath,” which means “mud month,” due to the wet conditions typical of this time of year in England.

February was almost eliminated from the calendar by Julius Caesar’s astronomers when they were creating the Julian calendar around 45 BCE. Instead of removing February, they decided to add the leap day to this month every four years.

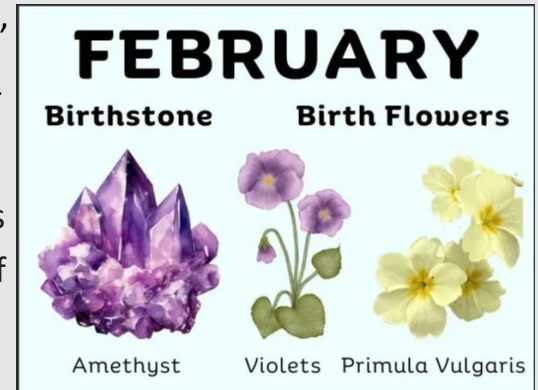
[Valentine’s Day](#), celebrated on February 14th, is named after Saint Valentine, a Roman priest who performed secret marriages for soldiers forbidden to wed.

February is [American Heart Month](#) in the United States, dedicated to raising awareness about heart disease and promoting cardiovascular health.

February is mating season for many animals, including bald eagles, owls, and coyotes.

The odds of being born on February 29th are about 1 in 1,461, making it the rarest birthday.

In many parts of the Northern Hemisphere, the first signs of spring begin to appear in February, with early-blooming flowers like snowdrops and crocuses emerging.



## Board of Directors

Tom Johnson

Tim Sheets

Jan Parten

Cindy Breen

Gary Williams

Dean Seals

Jay Stimson

**Officers will be elected**

**Wed. February 4th**

**9:00 A.M.**

