



VVHA



VOICE

September 2  *26*

President's Message:

September, when I used to hear that month's name it naturally made me think of my birthday. That changed on one September 2001 day. I was at work in Bethesda MD and for some reason I was in our conference room and our new plasma tv was on. Normally it would have been off unless we were having a meeting or something special was going on. All a sudden the regular programming was interrupted by the announcement that a plane had crashed into the World Trade Center. After the second plane hit the Trade Center the conference room got very crowded as our employees gathered around to listen to the developing news of the terrorist actions that 11th day of September 2001.

That memory is so vivid it is hard to believe that it was 25 years ago. However, remembering 9/11 matters because it honors the nearly 3000 lives lost and the first responders who showed extraordinary courage. The attacks reshaped national security, foreign policy, immigration, aviation safety, and even building standards. More importantly it revealed profound unity, as people helped strangers and communities supported one another. The legacy of service, volunteerism, resilience that followed continues to influence the nation. The empathy that grew out of tragedy shapes people and societies, and chooses unity rather than division.

The people of Kerrville have demonstrated all of these positive virtues over the past two years.

"When we are no longer able to change a situation, we are challenged to change ourselves." –

Viktor Frankl

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 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 Carolyn Wilkinson.

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 1st and 3rd Mondays at 1:00 in the Clubhouse. All levels of quilting skills are welcome. This month’s quilt made by Kathy Ballard.

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)

Food

1. Experts believe that 16th Century Dutch growers, though breeding, gave this vegetable its color to honor their ruling house.

Ordinal Terms

2. It's a “musical” term for a subordinate.
3. In the NBA, this term for a bench player often used as a team's first substitute can also apply to the fans.

Foot Notes

4. This shoe company know for its three-stripe design also created the familiar black-and-white hexagon look on soccer balls.
5. A Women's shoe with no back, or the offspring of a donkey and a horse.

Please read the document following this page.

**This article informs the Vicksburg Village
Homeowners Association residents about the
importance of a Board of Directors and volunteers.
We will be voting to elect a new board and forming
committees in January at the Annual Meeting.
This information is not just for one election it is to
help planning for the future to preserve property
values, retain our non-profit status and general well
-being of Vicksburg Village Homeowners
Association.**

**Please consider serving and or volunteering. If
you have questions you can ask questions to
any board members.**

THE IMPORTANCE OF MAINTAINING A VIABLE BOARD OF DIRECTORS IN A NON-PROFIT 55+ HOMEOWNERS ASSOCIATION

A homeowners association, particularly a non-profit association [501(c)4] serving a 55-and-over community, depends upon an active and functioning Board of Directors to protect the interests of its members, maintain the community, oversee its finances, and ensure that the obligations of the association are fulfilled. The Board is not simply a group of volunteers who meet periodically to discuss neighborhood concerns. It is the governing body entrusted with the responsibility of operating the association and protecting the common interests and assets of every homeowner.

For a non-profit 55+ homeowners association, maintaining a viable Board of Directors is therefore essential to the continued health, stability, and financial security of the community.

THE BOARD IS THE GOVERNING AUTHORITY OF THE ASSOCIATION

The Board of Directors is responsible for making the decisions necessary to operate the association. These responsibilities can include approving budgets, managing association funds, maintaining common areas and facilities, overseeing vendors and contractors, maintaining insurance, enforcing governing documents, addressing homeowner concerns, making sure all State and Federal documents and reporting are up-to-date and planning for future capital expenses.

Although many of these responsibilities can be delegated to a management company, the ultimate responsibility for governance generally remains with the association and its Board. A management company can administer policies and perform services, but it does not replace the elected governing authority of the homeowners association.

The Board also provides continuity. Individual directors may come and go, but the association itself must continue to operate. A healthy Board ensures that decisions are made in an orderly manner and that the association remains focused on its long-term responsibilities rather than reacting only to immediate problems.

FINANCIAL RESPONSIBILITY REQUIRES AN ACTIVE BOARD

One of the most important responsibilities of a homeowners association is the responsible management of its finances.

A non-profit association does not operate for the purpose of generating profits for its members. Instead, assessments and other revenues are collected to pay the costs of operating and maintaining the community and to establish appropriate reserves for future needs.

An active Board must continually evaluate expenses, approve budgets, monitor income and expenditures, maintain adequate reserves, and plan for major repairs and replacements. Clubhouse maintenance, , landscaping, sprinkler repairs, mechanical systems, and other community assets eventually require significant expenditures.

Without a functioning Board, these decisions can be delayed or neglected. Delaying necessary maintenance may ultimately cost homeowners substantially more. A relatively small repair today can become a major capital expense tomorrow.

A viable Board therefore protects not only the present condition of the community but also the financial interests of future homeowners.

A BOARD PROTECTS PROPERTY VALUES AND THE QUALITY OF THE COMMUNITY

For many residents, their home represents their largest financial investment. The condition and reputation of the surrounding community can have a significant impact on property values.

This is particularly important in a 55+ community. Residents often choose such a community because they expect a well-maintained environment, predictable rules, appropriate amenities, and an organization capable of managing the unique needs of the community.

A Board that fails to function effectively can eventually result in deteriorating common areas, deferred maintenance, inconsistent enforcement of rules, financial problems, and declining confidence among residents.

WHAT HAPPENS IF A BOARD CANNOT BE SEATED?

The most serious concern arises when an association cannot obtain enough qualified homeowners willing to serve as directors.

If the association's governing documents require a particular number of directors and the association cannot elect or appoint enough individuals to fill those positions, the Board may be unable to establish a quorum. Without a quorum, the Board may be unable to take official action.

This creates a potentially dangerous situation.

For example, the association may be unable to properly approve expenditures, enter contracts, make significant financial decisions, authorize necessary repairs, approve budgets, or take other actions that require Board approval. Routine operations can become increasingly difficult.

For a Texas nonprofit corporation, the Texas Business Organizations Code provides statutory rules concerning board vacancies and quorum requirements, although the association's certificate of formation and bylaws must also be examined. Texas law generally recognizes a board quorum requirement, and a board must have sufficient directors present to conduct official business.

The exact consequences of an inability to seat a Board depend upon the association's governing documents and legal structure. However, the practical consequences can be significant.

THE COMMUNITY DOES NOT STOP NEEDING SERVICES BECAUSE THE BOARD STOPS FUNCTIONING

Perhaps the most important point for homeowners to understand is that the association's obligations do not disappear simply because volunteers cannot be found to serve on the Board.

Bills still have to be paid.

Insurance policies still have to be maintained.

Common areas still have to be maintained.

Contracts still have to be administered.

Repairs still have to be made.

Taxes, governmental filings, corporate requirements, and other obligations still exist.

Assessments still have to be collected.

Emergency situations still have to be addressed.

The absence of a functioning Board does not eliminate these responsibilities. Instead, it can make fulfilling them substantially more difficult.

FINANCIAL PROBLEMS CAN DEVELOP QUICKLY

An association without an effective governing Board may have difficulty responding to financial problems.

For example, if insurance premiums increase, a major repair becomes necessary, or reserve funds are insufficient, someone must have the authority and responsibility to evaluate the situation and make appropriate decisions.

Without a functioning Board, necessary financial decisions may be delayed. Delays can result in late payments, penalties, loss of services, deteriorating property, inadequate insurance coverage, or other financial consequences.

In extreme circumstances, the association could find itself unable to meet its obligations in a timely manner. That risk ultimately affects every homeowner.

CONTRACTS AND VENDORS REQUIRE OVERSIGHT

Most HOAs depend on outside vendors for services such as landscaping, pool maintenance, pest control, repairs, accounting, management, security, insurance, and other services. Those contracts require oversight.

A Board must determine whether services are being performed properly, whether contracts should be renewed, whether prices remain competitive, and whether changes are necessary.

Without a functioning Board, the association may become increasingly dependent upon existing management arrangements without meaningful homeowner oversight. That is not a healthy substitute for an active Board of Directors.

GOVERNANCE AND ACCOUNTABILITY ARE EQUALLY IMPORTANT

An HOA Board also provides accountability to the membership.

Homeowners elect directors to represent the community. Directors are expected to act in the best interests of the association and to follow the governing documents and applicable law.

A functioning Board provides a formal process through which decisions can be discussed, documented, voted upon, and communicated to the membership.

When there is no viable Board, that accountability becomes compromised. Homeowners may have difficulty determining who has authority to make decisions on behalf of the association or who is responsible for ensuring that the association's obligations are being fulfilled.

This is especially concerning in a non-profit organization because the association's assets and resources exist for the benefit of its members and the community as a whole.

THE IMPORTANCE OF VOLUNTEERS

Serving on an HOA Board is a responsibility, and it is understandable that many homeowners may be reluctant to take on the commitment.

However, a community cannot expect the benefits of an HOA while assuming that someone else will always volunteer to govern it.

A Board does not require every director to be an expert in finance, law, construction, insurance, or property management. Those areas can often be supported by qualified professionals. What the community does require is a sufficient number of responsible homeowners willing to participate, ask questions, make decisions, and accept the responsibility entrusted to them.

Serving on the Board is ultimately an investment in the community.

A 55+ COMMUNITY HAS A PARTICULAR NEED FOR CONTINUITY

A 55+ community may have a greater need than many other communities for long-term planning and leadership continuity.

Residents often expect to remain in their homes for many years. Infrastructure and community assets must therefore be maintained with a long-term perspective.

A Board should not focus exclusively on today's expenses. It must also consider what the community will need five, ten, fifteen, or twenty years from now.

This makes reserve planning, preventative maintenance, responsible budgeting, and orderly succession particularly important.

A strong Board also helps ensure that institutional knowledge is passed from one group of directors to the next rather than being lost whenever a director leaves.

FAILURE TO SEAT A BOARD SHOULD BE TREATED AS A COMMUNITY EMERGENCY

The inability to seat a Board should not be viewed simply as an inconvenience or an issue that can be postponed until the next annual meeting.

It should be treated as a serious governance problem.

If the association reaches the point where there are not enough willing or qualified candidates to establish a functioning Board, homeowners should understand that the consequences can extend far beyond the election itself.

The community could face difficulty making decisions, maintaining property, managing finances, approving contracts, responding to emergencies, and fulfilling its legal and contractual obligations.

Depending upon the association's governing documents and applicable Texas law, additional legal or corporate remedies may become necessary if the association cannot maintain a functioning governing body. The Texas Business Organizations Code contains provisions addressing nonprofit corporation directors, vacancies, and quorum requirements.

This is one reason why maintaining a pipeline of potential Board members is so important.

EVERY HOMEOWNER HAS A STAKE IN A VIABLE BOARD

The Board of Directors is not merely responsible for the people who currently serve on it. It is responsible for protecting the community for everyone.

A homeowner who does not currently serve on the Board still benefits from the work of the Board every day. The roads, landscaping, amenities, insurance, financial management, contracts, reserves, and community standards all depend upon effective governance.

The best way to preserve that system is for homeowners to participate.

Some may serve as directors. Others may volunteer for committees, assist with community projects, help educate prospective Board members, or encourage qualified neighbors to participate.

CONCLUSION

A viable Board of Directors is the foundation of a successful non-profit 55+ homeowners association. The Board provides leadership, financial oversight, accountability, continuity, and the authority necessary to manage the community's affairs.

Without a functioning Board, the association's obligations do not disappear. Instead, the community can face increasing difficulty managing finances, maintaining property, overseeing contracts, responding to emergencies, and making the decisions necessary to protect homeowners' investments.

The lesson is simple: **an HOA [501(c)4] cannot govern itself.**

The continued success of a 55+ community depends upon homeowners who are willing to step forward and accept the responsibility of leadership. Serving on the Board is not simply a favor to the current Board members. It is a commitment to every homeowner and to the future of the entire community.

A strong, responsible, and continuously functioning Board protects the association today while preserving the value, stability, and quality of life of the community for years to come.

HAPPY HOUR

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) so

September 2026 Happy Hour Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 Bring your own 5:00-7:00 pm	5
6	7 Labor Day	8	9	10	11 Bring your own 5:00-7:00 pm	12
13	14	15	16	17	18 Bring your own 5:00-7:00 pm	19
20	21	22	23	24	25 Happy Hour 5:00-7:00 pm Potluck	26
27	28	29	30			

UPCOMING EVENTS: OKTOBERFEST, October 30th

September

[Texas Historical September Events](#)

September 5, 1836: [Sam Houston took office as the first elected president of the Republic of Texas](#)

September 11–18, 1842: The [Dawson Massacre](#) took place near San Antonio, where a volunteer company led by Nicholas Dawson was ambushed by Mexican troops and Comanche allies, resulting in the death of 36 Texans.

September 9, 1850: As part of the [Compromise of 1850](#), Texas gave up its claims to parts of New Mexico in exchange for \$10 million from the federal government to pay off its public debt.

September 16: Annually celebrated across Texas communities like [San Antonio](#) and Goliad as *Diez y Seis de Septiembre*, commemorating Mexican independence



YouTube VIDEO

[This Month in Texas History— September](#)

[National Historical August Events](#)

September 2, 1864 - During the American [Civil War](#), [Atlanta](#) was captured by Sherman's Army. "Atlanta is ours, and fairly won," General [William T. Sherman](#) telegraphed [President Lincoln](#).

September 2, 1945 - President [Harry Truman](#) declared [V-J Day \(Victory over Japan Day\)](#) commemorating the formal [Japanese surrender](#) to the Allies aboard the USS *Missouri* in Tokyo Bay.

September 4, 1609 - The island of Manhattan was discovered by navigator [Henry Hudson](#)

September 4, 1886 - The last major U.S.-Indian war came to an end as [Geronimo](#) was captured. He died of natural causes in 1909 at Fort Sill, Oklahoma

September 5, 1774 - The First Continental Congress assembled in Philadelphia with 56 delegates, representing every colony, except Georgia. Attendants included Patrick Henry, [George Washington](#), [Sam Adams](#) and [John Hancock](#).

[National Historical August Events](#)

[September 11, 2001](#)

September 13, 1814 - [The Battle of Fort Henry](#) in Baltimore Harbor occurred, observed by [Francis Scott Key](#) aboard a ship. He watched the British attack overnight and at dawn saw the American flag still flying over the fort, inspiring him to write [the verses](#) which were later coupled with the tune of a popular drinking song and became the U.S. National Anthem in 1931.

September 25, 1690 - The first American newspaper was published. A single edition of [Publick Occurrences Both Foreign and Domestick](#) appeared in Boston, Massachusetts. However, British authorities considered the newspaper offensive and ordered its immediate suppression

September 25, 1789 - The first U.S. Congress proposed 12 Amendments to the Constitution, ten of which, comprising the [Bill of Rights](#), were ratified.

[World Historical September Events](#)

September 1, 1939 - At 5.30 a.m., Hitler's armies invaded Poland starting [World War II in Europe](#).

September 3, 1939 - Great Britain and France [declared war](#) on Nazi Germany after its invasion of Poland two days earlier.

September 19, 1893 - [New Zealand became the first country to grant women the right to vote](#).

September 25, 1513 - [Spanish explorer Vasco Nunez de Balboa first sighted the Pacific Ocean after crossing the Isthmus of Panama](#).

September 26, 1984 - [Britain agreed to allow Hong Kong to revert to Chinese sovereignty in 1997](#).

September 30, 1949 - [The Berlin Airlift concluded after 277,264 flights carrying over 2 million tons of supplies to the people of West Berlin, who were blockaded by the Soviets](#).

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

COMMITTEE COMMUNICATIONS

ACC COMMITTEE

TREE TRIMMING NEEDED AROUND THE NEIGHBORHOOD

Per the screenshot below, from the current CCR's, tree limbs must be trimmed to permit safe passage along the sidewalks and streets, and to permit ease of access for lawn maintenance by Mir Garden. We have noticed a lot of trees with limbs that are lower than the guidelines outlined below – the Fall season is typical tree-trimming time.

Please check your trees and if there are limbs that need to be trimmed, please begin planning now to have that done in the Fall.

Section 24. Trees that interfere with foot or vehicular traffic.

A homeowner is responsible to keep their trees trimmed so that there are no limbs or branches less than 10 (ten) feet above a Sidewalk or less than 14 (fourteen) feet above a street. In addition, front and side yards must have all tree limbs above seven (7) feet from the ground (to allow lawn maintenance free of limitation). Dead limbs must be removed, for safety reasons.

Thank you for helping us keep the neighborhood safe and beautiful for everyone.

Vicksburg Village ACC

WELCOME COMMITTEE

We have several new residents and could use some volunteers to join the Welcome Committee. If interested or want more information call Gail Johnson at 979-299-9277 or email gailhj58@gmail.com

COMMITTEE COMMUNICATIONS

COMMAND AREA GARDENING COMMITTEE



VILLAGE COB

The Garden Committee would like to propose a new committee called the “Village COB”

Which stands for the Vicksburg Village's Committee on Benches!

The purpose of the Committee is to come up with a master plan for the installation of Benches around the neighborhood, to enhance our parklike setting and outdoor lifestyle.

The Master Plan would include a site plan where benches may be installed, standard bench specifications with their method of installation, and all associated costs estimated by way of competitive cost proposals. This information would be presented to the Board and Membership for consideration.

If approved, the committee will create an equitable way of accepting Village Member's interest and donations for the Benches and see through their installation. Those interested in participating on this committee are asked to reach out to Kim Marks directly at kmarks@marksdesign, or by phone.

CLUBHOUSE DECORATING COMMITTEE

It's a brand-new month and that means a new theme! Our theme for this month is Happy Birthday to everyone! We hope you can come up and enjoy the festive atmosphere! Wishing everyone a Happy Birthday and Cheers to many more!

September

Sept. 1: [National Burnt Ends Day](#)

Sept. 2: [National Birthdays and Events Day](#)

Sept. 4: [National Lazy Mom's Day](#)

Sept. 6: [National Coffee Ice Cream Day](#)

Sept. 7: [National Grandma Moses Day](#)

Sept. 11: [Patriot & National Day of Service/Remembrance](#)

Sept. 12: [National Chocolate Milkshake Day](#)

Sept. 13: [National Hug Your Hound Day](#)

Sept. 15: [National Felt Hat Day](#)



Sept. 16: [National Guacamole Day](#)

Sept. 18: [National Air Force Birthday](#)

Sept. 19: [National Wife Appreciation Day](#)

Sept. 21: [National Pecan Cookie Day](#)

Sept. 22: [National Voter Registration Day](#)

Sept. 24: [National Cherries Jubilee Day](#)

Sept. 27: [National Ghost Hunting Day](#)

Sept. 29: [National VFW Day](#)

Sept. 30: [National Women's Health & Fitness Day](#)



Labor Day September 7, 2026

[Link to history.com](http://history.com)

Message from the Board of Directors

With Gary's resignation from the Board the BOD must appoint a new member to serve out Gary's term which goes through 2027. **If you are interested in serving please contact Scott or one of the board members and let them know.**

Carol's departure leaves a vacancy on the Welcoming Committee. We really could use someone to volunteer to fill her slot.

When Life Gives You Scraps



Make Quilts

New Quilting Bee dates beginning first and third Wednesdays from 1:00 until 3:00 at the clubhouse. Welcome anyone who is interested in beautiful quilting by our residents who enjoy helping beginners and enjoy seeing the quilting shared by others. Come to the clubhouse and have fun with those who are addicted to beautiful fabrics and enjoyment of quilting ideas as we visit.

Contact Gwen Myers [830-832-472](tel:830-832-472) /

no1myers@yahoo.com or just show up on Wednesday, September 2nd and September 16th.

VVHA Social Activities

Event	Day	Time	Contact
Bunco	3rd Wednesday	6:30PM	Mell Whiting 443-243-6934
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." Julys 830-955-9012
Quilt Bee	1st and 3rd Wednesday	1:00PM-3:00PM	Gwen Myers 830-832-8472
Nine-Ball Pool	Thursday	9:30AM	Mike Michalec 830-739-8640
Eight - Ball Pool	Friday	7:30AM	Mike Michalec 830-739-8640
Water Exercise	M, W, F	7:30AM	Betty Aronsen 830-896-2187
Water Exercise	T, Th	9:00-10:00AM	Mary Lou Bartels 830-257-8066
Euchre	Thursday	12:00PM	Sharon Nole 214-929-0018
Pennies from Heaven Canasta	Friday	1:00-4:30PM	Carolyn Brooks 830-955-5408
Clubhouse Cleaning	Monday	2:00-5:00 PM	

2026 Committee Members

Architectural Control	Bereavement	Budget & Finance	CC&Rs By-Laws & Rules	Clubhouse Decorating	Common Area Gardening
Cindy Wallace	Annie Snellgrove	Sitting President Sitting Treasurer	Sitting President	Sharon Preston	Kim Marks
Bonnie Flory	Mary Staudt	Jay Bolt	Cindy Breen	Betsy Flett	Cindy Wallace
Sherrill Hutson	Linda Lavretta	Larry Stamps	Larry Stamps	Annie Snellgrove	Jan Parten
Jose Ochoa		Kim Marks		Cindy Seals	
Judy Wright				Mary Staudt	
Lee Wright				Sharon Noles	
	Clubhouse & Supplies	Elections	General Maintenance	Welcome	Technology
	Dean Seals	Kim Marks	Tom Johnson	Mary Flett	Tom Johnson
	Tom Johnson	Putt Shaw	Jay Bolt		Dean Seals
		Anne Snellgrove			
		Mel Whiting			
		Bonnie Flory			

If you are having work done at your home please ask your contractors not to block the street. You may never know when an emergency vehicle may need access.





U.S. AIR **FORCE BIRTHDAY**

OF CELEBRATION DAY

September 18

U. S. AIR FORCE HISTORY

The Incredible F-16 Thunderbirds High Show Demonstration

September Facts

September derives its name from the Latin word “septem,” which means “seven”. This is because, in the original Roman calendar, September was actually the seventh month of the year.

September is the only month not named after a Roman deity.

September is the only month with the same number of letters in its name as the number of the month (9).

September 22 is the autumnal equinox.

The birth flowers for September are the aster and morning glory.

September is a month of remembrance. In addition to Labor Day, September is a month of remembrance for many people. It's a time to honor and remember those who have made sacrifices for their country, their community, or their loved ones.

September is National Chicken Month.

Board of Directors

Tom Johnson-President

Dean Seals-Vice President

Jan Parten-Secretary

Cindy Breen-Treasurer

Jay Stimson-At Large

Tim Sheets-At Large

TBD-At Large

Questions

1. What is the carrot?
2. What is second fiddle?
3. What is the sixth man?
4. What is Addidas?
5. What is a mule?