

# The Whispers

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

## Launch of New Whispering Oaks Common Area Fund Delayed until 2027

The launch of the W.O. Common Area Fund, which will collect contribution for caretaking of the subdivision's entrances and perimeter, has been delayed one year to allow more time to establish the new organization and its governing body. The fund's first collections were to take place this month, but all households obligated to contribute the nominal annual amount will have their 2026 collection waived instead.

The fund was established last year via a community-wide ballot to amend the Community Covenants established by the subdivision's developer when the neighborhood broke ground. A majority of property owners within most of the subdivision's 27 Units ratified the proposed fund. Once ratified by a given Unit, all households within it become obligated. As a result, 82% of subdivision households will contribute annually into the fund.

Due to the delay, invoices for the first remittance of \$26 will be sent next spring to over 600 obligated households. Households can expect to receive an invoice mailed to the property's mailing address on file with Bexar County. Contributions must be paid during March of each year and will increase by one dollar annually to buffer against inflation. The fund's upcoming website will allow contributions to be made online and statements of account to be requested.

The fund will reduce the burden on WOHA supporters whose membership dues have solely underwritten common area upkeep for decades. But popular enhancements made in recent years, such as landscape lighting and water-conserving irrigation systems, have increased operational costs and maintenance expenses which led to the need for broader support. The fund's net proceeds can only be spent on common area upkeep and its financial records will be posted online.



If all obligated households remit in 2027, just over \$16,000 will be collected which is about half the total expenses incurred caretaking the community entrances and perimeter. WOHA memberships will continue to make up the difference.

"The annual remittance is a small amount that will make a big on-going difference" says WOHA President Simon Esparza. "And because the prominent common areas generate community pride and boost property values, it's not surprising so many homeowners were willing to chip in a bit toward the common good. We look forward to the fund launching in 2027."

## New Culvert Crossing on Whisper Valley



See Story Page 3

**DO NOT PRUNE OAKS THROUGH JUNE 30TH**

## President's Message

As we begin a new year in Whispering Oaks, I want to express how grateful I am to return as your HOA President and continue to live in Whispering Oaks. It's an honor to return to this role, and I'm truly excited about everything we the board have planned for our neighborhood.

This year, we'll be focusing on several important projects that will enhance the beauty and value of our community. One of our major initiatives will be launching a capital campaign to update and repaint the exterior walls along Wurzbach, as well as addressing other key common area improvements. We're also moving forward with refreshing all of our neighborhood entrances with new landscaping to give Whispering Oaks a fresh, welcoming look for residents and visitors alike.

We're equally committed to hosting more community events that bring neighbors together and strengthen the sense of connection that makes our neighborhood so special. Whether it's seasonal gatherings, volunteer opportunities, or family friendly activities, we want this to be a year filled with engagement and community spirit.

Our Board remains dedicated to staying active and responsive to the needs of our neighborhood with keeping our common areas well maintained, addressing concerns promptly, and ensuring Whispering Oaks continues to be a clean, safe, and beautiful place to live. We look forward to building a strong relationship with the new team at District 9. This will be key as our past boards have done an awesome job with working with Councilman Courage and his staff for many important initiatives that have taken place in our neighborhood and around our neighborhood.

What matters most is the continued support of our neighbors. If you haven't yet renewed your membership or if you're not currently a member, we warmly encourage you to join us. Your participation directly supports the improvements and efforts that keep our community thriving.

I, along with our entire Board, am looking forward to a fantastic year ahead and to working together to make Whispering Oaks the best it can be. I look forward to bumping into many of you all on my walks with my dogs Bexar and Jasper.

Warmest Regards,  
Simon Esparza



## A Special Message for Peter as Outgoing President.

As I return as President of the Whispering Oaks Homeowners Association, myself and the board, want to extend our sincere thanks to outgoing president Peter Lund for his exceptional service to our neighborhood. Since joining our community in 2016, Peter has applied his professional experience to strengthen WOHA in many ways. Under his leadership working with our board, membership grew significantly, online payments were introduced, and major fundraising efforts supported improvements such as completion of the entrance lighting and the establishment of the Legacy Fund.

Peter also built strong relationships with city officials, resulting in numerous safety enhancements throughout Whispering Oaks, including new sidewalks, traffic improvements, and pedestrian protections. His dedication was especially evident in leading the complex, multi year effort to update our decades old community covenants, an achievement that will benefit residents for years to come.

Many neighbors have expressed their appreciation for Peter's responsiveness, transparency, and commitment to making Whispering Oaks a better place to live. We are grateful for all he has accomplished.

Simon



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Concerns regarding advertising should be directed to publisher: Neighborhood News at 210-558-3160

## After 24 Years, Whisper Valley Safety Project Started, Then Postponed

Completion of a long-awaited subdivision sidewalk improvement project has stalled following complaints raised by some affected households. Work has been paused on three of the four planned pedestrian bridges which would adjoin Whisper Valley sidewalks. Roadway safety in the area has been an increasing concern of parents and pedestrians.

Motorists speed on the curved roadway near the pool, tennis courts and playground. Four nearby city drainage culverts along Whisper Valley were to receive sidewalk bridges like those spanning other culverts within the subdivision. Bridges would prevent pedestrians from being forced to enter the flow of traffic along the narrow roadway and have been endorsed by the club's leadership out of concern for patrons. Archives of the Whispers reveal residents raising safety concerns, particularly for children, nearly 25 years ago. Finally in 2023, Councilman John Courage allocated the necessary funds, and the culvert bridge project was put in the queue for the Public Works Dept.

Eight properties were notified thereafter that their adjacent driveways would require modification to ensure approaching slopes would meet disability regulations. However, the first driveway to be modified wasn't finished with concrete that matched the remaining original, and that outcome alarmed homeowners whose properties would be subsequent. WOHA contacted city staff in mid-January requesting that replacement driveway segments be better matching or that driveways be fully replaced to original specs, but no response has been received yet.

WOHA also suggested that two masonry mailboxes be allowed to remain standing as-is rather than demolished, despite being in the city's legal easement which can extend several feet from the curb into a residential property. Homeowners who construct discretionary structures within this right-of-way risk displacement or loss if the city must encroach for the common good.

District 9 staff have stepped in to engage Public Works after a work stoppage was declared for the three remaining bridges until homeowner concerns can be clarified. Some affected residents claim they should have been allowed to vote if the bridges should have been undertaken at all, but the public is typically not extended such authority regarding safety violations which pose liability risk to the city if allowed to fester. Some homeowners fear the project may be linked to even more disruptive sidewalk upgrades on the horizon.

Public Works confirms that sidewalk improvements are being undertaken across San Antonio to satisfy federal requirements. Roadways citywide are being ranked for pedestrian risk and prioritized for funding. The initiative could take decades to complete, but properties along Whisper Valley could be among the subdivision's first for sidewalk widening. Although the culvert bridge project is completely unrelated, its completion may actually help lower the roadway's overall risk score and corresponding priority for inevitable improvements.

Before the project stalled, crews did manage to complete sidewalk extensions connecting the longstanding pedestrian bridge over Upper Olmos Creek to the club grounds. Homeowners near that improvement appreciate the improvement (see related letter).

### Resident Commentary:

#### Whisper Valley Homeowner Valerie Mawi Appreciates Sidewalk Improvements

"I would like to publicly thank the San Antonio Planning and Public Works Departments and the Whispering Oaks Homeowners Association and others that helped initiate and complete the new sidewalks and 4-way stop sign project on the Whisper View cul-de-sac at Whisper Valley.

I know it took many years to get this project in the City's work queue and I hope that the City will be allowed to complete the full project beyond our cul-de-sac. The City has replaced the old cracked east side sidewalk entry to the pedestrian bridge that connects the two sides of Whispering Oaks and then created over 200 feet of sidewalk along my property from the cul-du-sac to the corner where the two streets meet. Now, thanks to the new sidewalks, improved ADA-compliant handicap ramp access for strollers and wheelchairs, and the addition of a 4-way stop sign, pedestrians can move safely through this high traffic area.

It is great to see families, dog walkers, and runners using the new sidewalks. In the summer and fall, large groups of kids with their coaches will benefit from the new safety features to

get to and from the tennis courts and the pool safely. While the project did take off a 3.5' wide strip along my property, that use of my easement will benefit all of us. Further down Whisper Valley Street, the City put in a new culvert bridge and sidewalk. The Public Works department supervisors and workers were fantastic throughout the process."



## Bulky Item Pick Up!

City of San Antonio Solid Waste teams will drive through our neighborhood **Monday, March 30**, sometime in the first week or two of April picking up bulky trash too large to contain in our weekly garbage carts. Items which can be placed on the curb include furniture, tires, fencing and appliances. Do not stack piles under low-hanging tree limbs, or in front of mailboxes.

Concrete or other building materials will not be collected. Crews will not pick up brush or green waste in this cycle; that collection date is mid-July.

For more information and a list of eligible bulky trash materials, call 311 or visit the [sanantonio.gov](http://sanantonio.gov) website for solid waste.



Dozens of chairs seen piled up haphazardly in a trailer traveling down loop 410 on the Northwest Side of San Antonio.

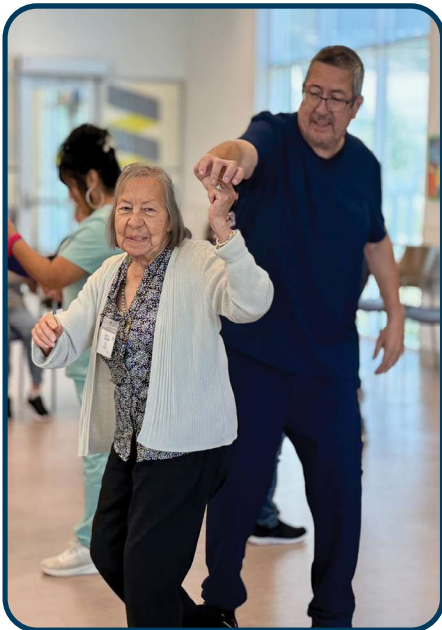
## Whispering Oaks Sales Jan. 1, 2025 - Dec. 31, 2025 Prepared by Jean Marie Ruffini Resident Realtor

		Price	Per sq. ft
<b>Sold listings</b>	34		
High		\$565,000	\$252
Median		\$431,750	\$168
Low		\$212,000	\$99
<b>Pending</b>	3		
Median		\$280,000	\$166
<b>Active listings</b>	10		
High		\$639,900	\$209
Median		\$424,325	\$181
Low		\$319,000	\$140

San Antonio Board of Realtors



## MEALS on WHEELS SAN ANTONIO



Grace Place Alzheimer's Center, founded by Meals on Wheels San Antonio, is the **only non-profit adult day center in San Antonio specializing in Alzheimer's and dementia care.**

We provide **engaging, strength-based activities led by trained staff**, helping families maintain balance and well-being while delivering quality care for their loved ones.

**Grace Place now offers sliding rates based on annual household incomes**, reflecting our dedication to providing a reliable and affordable solution for families of loved ones with Alzheimer's and dementia.

Visit [graceplacesa.org](http://graceplacesa.org) or call us at 210-735-5115 to learn more!



Do you want to be a neighbor making a difference in someone's life? Your contribution can help our clients receive a hot meal and a friendly hello during challenging times. Visit [mowsatx.org/make-donation](http://mowsatx.org/make-donation) or call us at 210-735-5115 to make your donation today.

## New Home Rises from the Ashes

2803 Whisper Path is nearing completion. The lot's original east side home was demolished following a massive fire in September 2024. New home construction is rarely seen in Whispering Oaks and must conform to design standards established decades ago by the subdivision's developer and also city Neighborhood Conservation District guidelines intended to preserve the character of our subdivision.

Although the stone clad home sits on the original foundation and slab, it looks nothing like the previous dwelling. Completion is expected this summer. It's not yet clear if the owner who purchased the lot will occupy the home.



Before



After

## Update On the Pool

*"Our neighborhood pool is getting ready for a major glow-up!"*

The Pool Board is currently reviewing bids and voting on renovation plans that will enhance the space, improve amenities, and boost neighborhood value. We'll share more details as soon as they're available—

stay tuned."

-Val Sisson

VP Fundraising Whispering Oaks Pool Board

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835 W. Rhapsody

Monday -Thursday 7AM to 8 PM

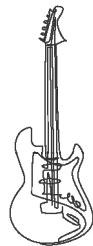
Friday 7AM – 4PM

210-207-5280

**Call for Information! Or Just Stop By!**

## They Offer:

- Exercise Equipment
- Bridge: Beginner, Intermediate & Progressive
- Pickle Ball
- Movies
- National Mah Jongg League
- Eastern Mah Jongg
- Chess Club
- Ping Pong
- Play Hand & Foot
- Team Trivia
- Rummikub
- Chair Volleyball
- Chair Aerobics
- Woman's Pool Tournament
- 8 Ball Pool
- Book Club
- Bingo
- Jewelry Making
- Computer classes
- Play 42 Dominoes
- Field Trips
- Free Lunch



## Group Fitness:


- Line Dancing
- Tai Chi
- Yoga
- Pilates
- Zumba
- Joint & Movement
- Silver Sneakers Classic
- Strength & Toning
- Belly Dancing
- Sit & Be Fit
- Bunco

## Activities:


- Women's Billiards: Beginners, Intermediates and Advanced
- Guitar Classes: Beginners & Intermediate



Something Every Child  
Should be Taught



**HELP**



**ME**

“If I had a flower  
for every time I  
thought of you ... I  
could walk through  
my garden forever.”  
Alfred Lord  
Tennyson

# Whispering Oaks Garden Club



- This is the time to pay attention to your landscape pollinators.
- Be kind to the bees. Use only eco-friendly pest-control products, or none at all.
- Cater to the caterpillars. Let them eat some of your leaves, they won't eat them all.
- Plant now for the butterflies. Verbena, Coreopsis, Salvia Greggii, Phlox, Horse Herb are good choices, and for the Monarchs plant native Milkweed in May-July.
- Feed the hummingbirds. They enjoy many of your blooming plants, but 1 part sugar mixed in 4 parts water in a feeder will keep them humming.

This is also the time of year for WOGC annual event crafting 40 Valentine gift bags filled with toiletries for The Sarah Roberts French Home.

If you would like to join us in our many activities, please contact WOGC at [whisperingoaksgardenclub@gmail.com](mailto:whisperingoaksgardenclub@gmail.com) for more information. Or visit our FaceBook page at Whispering Oaks Garden Club SA, TX



## Dog Walkers of The Month on Whisper Valley with her Mom and Dad



A Good Looking Hound With Her Mom And Dad On Whisper Valley





Whispering Oaks HOA  
 11515 Whisper Forest #B  
 San Antonio, TX 78230-3500

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OPEN HOUSE

**Come join us at**  
**EKHLA's Open House Events**  
**for prospective families**  
**Saturday, February 7, 2026**  
**9:00 a.m. – 12:00 p.m.**  
**11327 Dreamland Drive**

11327 Dreamland | 210-890-7267 | Call for a tour or visit us at [www.ekhla.org](http://www.ekhla.org)