

# The Whispers

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

Don't Miss The Annual Independence Day Parade! See page 3!

## Most Properties Secure New Covenant Protections

As a ballot campaign to amend the Whispering Oaks Community Covenants winds down, WOHA confirms the vast majority of subdivision properties have acquired several new safeguards. Results vary among the subdivision's legal Units and are too complex to detail in this publication, therefore homeowners were recently mailed a summary of the changes affecting their respective properties. Only a few smaller Units are awaiting final tally confirmation.



To date, 22 of the 27 total Units approved at least one proposed amendment. Units vary widely by size and the five which are not on track to approve any amendments contain few households. As a result, at least 95% of all properties acquired at least some new protections. Dozens of volunteers spearheaded the campaign which included a popular amendment restricting controversial Short Term Rental businesses (see article page 2).

As the subdivision's primary advocate, WOHA proposed revisions to the Covenants which were attached to every property deed by the subdivision's developers decades ago and were never previously modified by residents. These rules safeguard property values and mitigate potential conflicts among residents. Amendments within a Unit required simple majority approval among the respective property owners and apply to all properties once ratified.

The ballot proposed seven amendments to protect against modern concerns and all secured broad support (see box). Detailed results for all Units are posted on [whisperingoaks.org](http://whisperingoaks.org) which features Q&A clarification. Ratified amendments have been filed with Bexar County and include supporting documentation which is accessible to the public.

### All 7 Proposed Amendments were Ratified Broadly Across the Subdivision.

**Short Term Rental Businesses.** 95% of properties now restrict rentals of 30 consecutive days or less (see article next page).

**Accessory Dwelling Units.** Property owners reaffirmed that subdivision lots are limited to one single-family dwelling. All types of supplemental dwellings are prohibited regardless of City zoning policy.

**Oak Wilt Mitigation.** 96% of properties enacted simple safeguards to mitigate the threat of costly Oak Wilt.

**Lot Maintenance.** 95% of properties enacted yard upkeep standards similar to those in nearby subdivisions which intentionally overlap local ordinances but reduce reliance upon City staff for enforcement.

**Inoperable Vehicle Parking.** 95% of properties now restrict parking of inoperable or improperly registered vehicles in driveways, expanding upon an existing Covenant restricting trailers and similar equipment.

**Common Area Fund.** 84% of households will begin contributing a nominal annual amount to a new community fund ensuring basic on-going upkeep of subdivision entrances and perimeter. First invoices will be mailed in early 2026.

**Covenant Enforcement.** 68% of properties extended Covenant enforcement rights to WOHA. The organization is not obligated to pursue violations and homeowners retain their right to act independently (see article below).

## How are the Covenants Enforced?

Whispering Oaks is a self-managed subdivision. Its developers established on-going rules known as Covenants, but not a mandatory HOA to provide oversight. Instead, each homeowner is legally empowered to insist nearby residents adhere to the Covenants and may initiate court action if a violation can't be resolved amicably in a timely and steadfast manner. But such action has been rare over the decades.

Most homeowners are reluctant to confront a neighbor when problems arise. That's why many prefer to call upon WOHA to assist, and the organization typically reaches out requesting the violation be remedied. In short, its volunteers often take

the heat on behalf of the community. This outreach usually resolves the concern, but lingering issues could escalate.

The homeowner then must decide if hiring an attorney is warranted or if the WOHA Board can be convinced to do so on his behalf. Historically, the property owner would be required to formally assign his enforcement rights to a willing WOHA, however his identity would still be revealed in corresponding court documents which poses potential liability. Such risk is mitigated within Units which recently awarded WOHA the right to pursue violations independently as an insured non-profit corporation. So while all homeowners still retain their right to pursue violations independently, those in select Units now enjoy additional protections if WOHA agrees to take the lead.

## AirBnb Restrictions Pass Overwhelmingly

Whispering Oaks property owners have approved restrictions on Short Term Rentals, such as AirBnb businesses, for the vast majority of subdivision lots. The ratified amendment is now in effect for 95% of subdivision properties.

To date 21 out of 27 of the subdivision’s Units approved the amendment in a recent ballot campaign (see article page 1). The 6 Units which are not likely to pass the amendment are less populated (totaling just 36 of the subdivision’s 752 properties) and currently contain no active permits. These properties pose less on-going concern because they mostly contain smaller dwellings on smaller lots with few outdoor amenities such as swimming pools and Jacuzzis which have proven to be particularly disruptive to neighbors adjacent to rentals.

Operators holding a valid STR permit obtained prior to the amendment’s filing date may continue legal operation only until the current permit’s stated expiration (three years maximum). Operating via a permit acquired after the filing date, including a renewed permit, will constitute a violation of the Covenants and be subject to community enforcement. Rentals longer than 30 consecutive days are considered long term and therefore not restricted.

All current operators were recently mailed a notice advising of the change in community policy. However confusion among future prospective operators is likely since City staff, who are not responsible to warn applicants of subdivision-specific restrictions, may issue permits to investors who fail to conduct due diligence. For this reason, WOHA anticipates occasional legal expense to support nearby homeowners seeking to address a rogue STR.

## Whispering Oaks Home Sales

March - May 2025

Prepared by Jean Marie Ruffini Resident Realtor

	Price	Per sq ft
Active listings (7)		
High	\$575,000	\$221
Median	\$352,000	\$166
Low	\$274,900	\$127
Sold listings (11)		
High	\$525,000	\$207
Median	\$436,500	\$171
Low	\$270,000	\$149
Pending (1)		
Median	\$435,000	\$185

Source: San Antonio Board of Realtors

Yard of the Month



May: 11430 Whisper Moss - Nils Smith & Trisha Cruz



June: 11606 Whisper Dew - Charles & Sylvia Curth

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# Homecoming Party Rocks the Hood

Nearly 300 residents socialized at the Whispering Oaks Homecoming Barbecue on May 17th. A live band kept things festive with 80's tunes while plates of barbecue were chased with cold drinks and ice cream bars. The event celebrated WOHA's 50th anniversary of community stewardship.

Huge tents alongside the west side tennis courts provided shaded seating on the warm day. Kids enjoyed face painting, lawn games, and bountiful treats. Adults partook in a raffle featuring over \$1100 in prizes from local merchants including Pam's Patio Café, Wild Birds Unlimited, Milano's, Bilia, Jason's Deli, Bygones, Clementine, Elements Massage, and Go Car Wash.

The Garden Club president, Tammy Anderson and husband Jesse coordinated the event for the entire community to enjoy and deserve much of the credit for its success.



Neighbors sampling the baking contest entries.



Live music kept things lively.



Neighbors catching up. At one point, there was nary a seat to be had.

**The Shortest Parade in History!**

Join us this Independence Day for a fun-filled neighborhood celebration! Starting at 1:00 PM, enjoy a day of open swim at the pool until 8:00 PM—perfect for cooling off and relaxing with friends and family.

Kick off the festivities with the parade! Line up at 1:45 PM at the cul-de-sac by the footbridge near Whisper View, where we'll parade down to the pool, usually led by fire trucks—a true community highlight! Prizes will be awarded for the most patriotic decorated bikes, strollers, or wagons, so get creative with your red, white, and blue!

At 2:00 PM, the short parade begins, culminating at the pool for more fun. At 2:15 PM, enjoy delicious food for just \$5—hot dogs and hamburgers—while everyone brings a side dish to share. After eating, stay for games, swimming, and more community fun.

We want to thank everyone for supporting our May Market—your involvement truly makes our neighborhood special! Let's come together to celebrate Independence Day with good food, great company, and patriotic spirit. We can't wait to see you there!

**THE WHISPERING OAKS SWIM CLUB**



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

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“Let us be grateful to people who make us happy. They are the charming gardeners who make our souls blossom.” - Marcel Proust

## Whispering Oaks Garden Club



After a flurry of activities in April and May, the Garden Club takes a break to plan a new schedule. Board officers Tammy Anderson, Sheralyn Wright, Sue Marcum, JoAnn Aguilera, Lucinda Crane, D’Annis Wright and club members will arrange events for the 2025-2026 line-up beginning August 21st.

The success of our flurry: For the San Antonio Garden Center we assisted with the 85th Anniversary Celebration Silver Tea, won an award for our Informal Table Top display at the April Flower Show and helped host the May meeting.

Then closer to home for the WOHA Homecoming Barbecue, we hosted the 1st Annual Baking Contest which brought in 18 entries for the judges to taste and the crowd to enjoy. How sweet it was!

Kudos to winners Emma Terrazas for Best in Show (chocolate cake), Mary Velazquez for Most Delicious (brownies), Tammy Anderson for Most Creative (M&Ms Chocolate Cupcakes), and Carol Garcia for Best Decorated (layer cake). The judges were delighted, as seen by their expressions in the photo.



WOGC members celebrate their 2025-2025 season.



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