

Trail Writer

*The Official Publication of the
Winchester Trails
Maintenance Assoc. Social Committee*

Volume 1, Issue 7

www.winchestertrails.com

December 2005

A Message from the Board

Winchester Trails Residents,

Last month I wrote to thank you for your vote and the trust you placed in me. Since that time, we had our first Board meeting that was well attended. I look forward to seeing more of you at the meetings or if you cannot make it to the meetings, please feel free to call any of the Board members. The directory on the inside front cover of the newsletter has been updated to include the new Board members (Jim and me) as well as the other Board members (Holly, Eric and David) that continue to serve.

In our last meeting, we confirmed the positions of each of the Board members as well as accepted volunteers for various committee positions. We have also decided to combine the Website Committee with the Newsletter Committee into a Communications Committee. This made sense as the website and the newsletter are linked with both content and a purpose to provide information to the Trails. I have been asked and have accepted the position as Chair of the Communications Committee. You will start noticing some of the changes in both the website and newsletter starting with this edition. We want the Communications Committee to serve everyone in the Trails, so please forward your suggestions to us. Also consider volunteering either on a regular basis or with a proposed article from time to time.

Finally, in this Holiday Season, please take time to enjoy your family as this is certainly a special time of year. When driving through the Trails or around Houston, watch out for the children as we want everyone to enjoy the holidays. This time of year has its share of accidents as we are in rush to attend parties or purchase that last minute gift. Please take the time to think through all your holiday activities to make it safe and wonderful as it is intended.

Happy Holidays,

Walter

AMENDMENT...AMENDMENT... AMENDMENT!!

Attention all Winchester Trails Residents,

In the next few months you will be presented a proposed amendment to the Winchester Trails Bylaws and Deed Restrictions regarding the subdivision frontage fence along West Road. The reason for this advanced notification is the fact that in order for this amendment to become permanent record it requires a 75% or 400+ positive response of association members which are you the residents of Winchester Trails. This amendment, to the Association Bylaws, is needed for the Association Board of Directors to use Association funds to provide maintenance on the fence. Although maintenance has been provided in the past, the wording of the current Bylaws is unclear as to who is responsible for the maintenance. Therefore it is the quest of this Board of Directors to make it clear who is to provide the maintenance of the fence. The rationale for the BOD to take control of this maintenance is simple. The Association BOD has provided the funds for the maintenance in the past insuring a uniform and consistent appearance for the fence which is the first and really the only public view of our subdivision from the outside. This uniform and consistent appearance directly effects the property values we as residents enjoy and want to maintain as our subdivision ages.

As previously stated more information on this proposed amendment will be forthcoming and it is the request of this BOD that you please be sure and respond when asked to ensure we get the required percentage needed to make the necessary change. Should you need more information on this subject or any other Association business our next meeting, always open to residents, is scheduled for Thursday, Dec. 1st. or you can call any Board member. Thank you for your attention to this message.

Jim Malone

Board of Directors

Upcoming Events:

December 1	Maintenance Board Meeting 7pm
December 7	West Road Small Business (see Trails website)
December 10	Christmas Caroling Through the Trails 6:30pm Clubhouse
December 16	CFISD Make-up Day
December 24-25	Christmas & Hanukkah

Seasons Greetings

Winchester Trails

Winchester Trails Social Committee Officers

Chairman	
Ron Matthews	281-955-1005
Treasurer	
Diane Marshman	280-890-8853
Tennis Representative	
Alice Brunson.....	281-955-9045
Clubhouse Rentals	
Voicemail.....	281-615-0335
Editor.....	281-955-1005

Maintenance Association Directors

Holly Calbat	281-894-4535
Jim Malone.....	281-890-3803
David Othold.....	281-890-1799
Eric Schmied.....	281-785-1471
Walter Sonne	281-894-7117

Jim Malone is the security representative for WT.

His email can be found on the Security page of the Trails website.

MUD #9 Officers

David Gurghigian, President.....	281-894-4140
Jeff Ottmann, Vice President	281-469-1465
Wayne Wilcox, Secretary	281-894-6233
Jim Giese, Assistant Secretary	281-890-5207
Sandor Karpathy	281-955-1138

To ask questions or report problems concerning the Winchester Trails Subdivision, call

PLANNED COMMUNITY MANAGEMENT
281-870-0585

Sheriff, Non-911 Calls	713-221-6000
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Advertising Information

Please support the businesses that advertise in the Winchester Trails Trailwriter. Their advertising dollars make it possible for all residents to receive a newsletter each month at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our Sales Representative, Donna Sommer at 832-237-4684; dsommer@PEELinc.com or our Sales Manager, Kelly Peel at 512-989-8905; kelly@PEELinc.com for ad information and pricing. The deadline for ads is the 10th of each month for the upcoming month's newsletter.

We would like to thank Houston Plant & Garden World for their sponsorship of our Yard of the Month program.

Note: Due to camera limitations we were able to show only a portion of these beautiful yards. We encourage you to take the time to drive by these homes and enjoy the entire yard.

Social Update

Most residents know whenever there is an election, committee changes usually follow. We are in the process of reviewing committee requirements and/or consolidating where things make sense.

Recently the website and newsletter have been consolidated. Board member, Walter Sonne, has volunteered to Chair the new group dubbed, "Communications".

It appears there will not be enough work to justify keeping Block Captains. I want to thank Debbie Griesbach and all the block captains for the job they did. I know a fair number of the volunteers have been on the job for years. Don't fill in that free time yet, we still have a number of committees that need volunteers.

The following committees need volunteers:

YOM – Yard of the Month

Clubhouse Rentals

Events

The events group will be changing in order to separate Holidays and utilize our resources better. Mitzie Costello has taken Christmas Caroling at the Trails. For those that attend annually it is basically Luminary night without the Luminaries. Check out the announcement in this month's article. Mitzie looks forward to this time of year and enjoys this specific event. Hopefully we will be as lucky on finding volunteers for Easter and July 4th. We need one person to plan each event. If there are no volunteers for these events, they will have to be cancelled. Splitting the events means that one person will be responsible for one event per year. So, please consider volunteering.

In closing, residents and new homeowners will see other kinds of changes. The "Welcome Package" is in development for an update with several additions. New refrigerator magnets are in design with an updated list of critical phone numbers and websites. We are updating the telephone directory and looking for funding to go to print sometime after the first quarter of 2006. We are always available for your comments and look forward to your suggestions.

Ron Matthews

Rmatthews1005@sbcglobal.net

The Maintenance Board meets on the first Thursday of the month at 7:00pm in the clubhouse. All residents are encouraged to attend.



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Winchester Trails

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George & Ana McKee
9202 Tepee Trail



Section II
Jerry & Sharon Creed
10219 Copperdale Ln

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Winchester Trails

Christmas Caroling Though the Trails

Saturday, December 10th at 6:30pm. It's that time of year again; let's start with cookies and coco at the clubhouse. Remember to bring your blankets for the tractor ride. After a visit from our friendly jolly fellow we'll start the caroling.

For residents on the following streets we need you to park all your vehicles in your driveway on Dec. 10th. This makes it easier for the tractor driver.

Great Plains Lane, Teepee Trail, Bent Spur Lane (front & back sections), Cutting Horse Lane, Dude Road, Crazy Horse Trail, & Copperdale Lane.

During the caroling, remember to look for the best Christmas Decorated House. We have prizes for first, second and third place winners. So, after that turkey dinner, get out those decorations and let's light up the Trails.

Volunteers are needed to bake cookies. Call Mitzie and tell her how many you can bring. Have them to the clubhouse at 6pm. Additional volunteers are needed to help set-up, arrange cookies/coco and clean-up. If you plan to attend, please plan to give a little of your time. Bring your Jingle Bells, Cow bells, Santa hats or whatever puts you in the mood. Call or email to volunteer. We NEED YOU.

Mitzie Costello

ronmalmac@yahoo.com
(281)894-9568



Editor's Note

New Editor Coming!

Thank you Trails for making the past 3 years as the Newsletter Editor so much fun. This was a great project to take on when I first stopped working. Now I have other "jobs" with my growing children and no longer have time for the newsletter. At this time, please email articles to rmatthews1005@sbcglobal.net or call 281.955.1005. I will still be volunteering in the neighborhood, in a different capacity, and I encourage all of you to do the same. Thanks again, and I look forward to seeing you all at "Christmas Caroling in the Trails".

Sarah Olvey

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Winchester Trails

Winchester Trails HOWDY PARTNER

Now calling 10207 Copperdale home is Don Dale. Don is a tax accountant and enjoys playing golf. Welcome!

Coming to the Trails from Salt Lake City, Utah are Quang and Mai Le Tong at 10419 Pearl. Quang is a machine operator and enjoys fishing. The Tongs have 2 children, Quyen, 15, and Huy, 8. Welcome!

The Howdy Partner feature of the TrailWriter is made possible through the efforts of the Welcome committee. If you are new to the neighborhood and have not been welcomed, please call Debbie Griesbach at 281-894-9725. We want to stop by and say hello, get some family information to introduce your family to the neighbors through this article and we have a handy packet of information to help familiarize you with your new neighborhood. We also have Trails information available on our website at www.winchestertrails.com Welcome to the Trails!

Sherry Wright

281.281-955-9737

heggs23@sbcglobal.net

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New Teenagers – Happy 13th!

12/21 - Lucas Fortune

12/22 - Connor Thomas

12/24 - Will Kelly

12/27 - Jennifer Miller

New Drivers – Happy 16th!

12/3 - Alexis Cole

12/12 - Brittany Racey

12/27 - Taylor Channing

12/30 - Brandon Korenek

New Voters – Happy 18th!

12/3 - Brian Gorka

New Adults – Happy 21st!

12/7 - Ernestine Oriadha, Frank Reed

12/12 - Rickie Rowlett

12/30 - Diego Bello

Happy 25th Anniversary!

12/2 - Abe & Juanita Movaghar

Sherry Wright
281-955-9737

START SOMETHING

Catch up or get ahead this holiday season!

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GREEN THUMB CORNER

I've included my e-mail address in case anyone feels inclined to send in any questions. I can't guarantee to have all the answers, but I'll do my best to find out. Such questions could become the springboard for information in subsequent articles.

Cooler weather means that things are not growing very quickly, and that's probably a good thing because we have lots of other demands on our time during the holiday season. But there is still plenty of work that can be done in the yard and garden if you have some spare time on your hands. For one thing, those pesky winter weeds are always likely to pop up in the lawn, particularly this year with the lawn grass in poor health due to the very dry late summer and fall period. This is the season for soil cultivation, planting of new trees and shrubs, fertilization of established ones, pruning, mulching, clean-up and bed preparation. A little effort expended now, while it's pleasantly cool, will get things in good shape and reduce the workload when spring warmth returns.

This month and the next two are generally considered the best for planting trees and shrubs. Before planting, check drainage by digging a hole and filling with water - if it takes more than 24 hours to drain, you will need to improve the situation by digging an 'X'-shaped trench pattern filled with good soil to provide drainage away from the center (or find a better location!). Another plan is to create an elevated mound for planting, and this also adds a nice accent to the landscape.

Another tip for a poor drainage area - avoid the temptation to plant a tree in a hole filled with a good porous medium, because you may just be creating a "sponge" that causes waterlogged roots; always backfill the hole with the same soil that you dug out. Unfortunately, one of the most common causes of failure is a waterlogged root system due to our poor-draining clay soil, so avoid low areas at all costs. Trees should not be fed during their first season, except for the application of a weak solution as a root stimulator. Established trees can be conveniently fed now while the ground is quite soft from recent rain. Feed trees by using a stake or a length of pipe to drive a series of holes a foot deep and a foot or so apart around the drip line, and apply a small handful of general-purpose fertilizer (such as 12-24-12) in each hole. A good rule of thumb is to apply a total of about one and a half pounds for each inch of trunk diameter. If your pine trees have very pale green or yellowish needles, that's a sign that the soil is too alkaline, and the cure is to include a soil acidifier with the fertilizer (an iron supplement such as Ironite serves the purpose well). Magnolias also need acid soil conditions, so use special azalea/camellia fertilizer or add a soil acidifier.

November was the best time for planting pansies, but they may still be transplanted this month. They can really brighten up an otherwise dull yard, whether in beds or containers. Pansies don't need much

(Continued on Page 8)

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Winchester Trails

Green Thumb Corner - (Continued from Page 7)

attention, but they will benefit from a monthly feeding of manure, super-phosphate or a liquid high-phosphate product. More blooms will be promoted by removing spent or faded flowers.

One more reminder about spring-flowering bulbs - December is the last chance for planting. But remember that tulips should be kept in the refrigerator until the end of the month and then planted between Christmas and New Year's Day (a convenient chance to get a little exercise between the two holidays!).

Azaleas and camellias may be moved at this time and should be kept moist to reduce the risk of cold weather damage. Acidify the soil if necessary. It's a good idea to check the pH value with one of the chemical kits available from the nurseries, or with a meter.

Clean up the beds where fall flowers have finished, and prepare next year's beds now to allow time for settling and weathering, adding lots of humus and also gypsum to break up the clay. In established shrubbery beds a good layer of mulch is just as important in winter as in the heat of summer. Water well and watch out for winter drought. Be prepared to protect tender plants; cloth makes a better cover than plastic, but you can use the latter by rigging a "tent" arrangement to prevent the plastic from touching any foliage. You never know when we might get another surprise early frost like we did in '91 and '93, so be prepared for quick action. Potted plants can be moved into the garage (put nails in the overhead beams for hanging baskets) and if

it's really cold you can leave the lights on to provide some warmth.

There's not much happening in my vegetable garden because I didn't get around to planting fall vegetables, but some industrious neighbors will probably be harvesting fall tomatoes until the first good frost and there may be a few spring/summer pepper plants that have continued producing through this season. There are just a few things that can be planted this month - asparagus, chives, parsley and onion plants - but the main priority right now is preparation of beds for next spring.

HOLIDAY TIPS: Winter pruning of evergreens such as holly, yew and juniper provides useful trimmings for Christmas decorations, and you can also use the clusters of red berries from nandina shrubs.

And if you're short of Xmas gift ideas for your family or friends, how about a good gardening book?

Phil Richards

(281) 890-4531

Prich8935@aol.com

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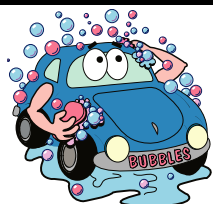
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Winchester Trails

Elections at the Trails

I learned a few things during our elections and thought I would pass along the information. All proxies are verified against a list based on the records of the association. The owner carries the responsibility of ensuring that these records match that list. If no match exists, the proxy cannot be accepted. Some of the reasons behind mismatches are renters. In a rental situation, only the owner of record may vote. The Owner is mailed a proxy to an alternate address if provided to the Association via PCMI in writing. The Owner is entitled to vote for any candidate they choose. New homeowners can also have problems voting. New residents may have old information when a title company has yet to submit a recent close. There are not many of these, but in a close race, as in the last one, everyone expects their vote will be counted.

The final numbers came down to one of the closest races in the Trails.

Richard Moore	97	Votes	Artz	1	Vote
Lesa Smith	87	Votes	Grey	1	Vote
Walter Sonne	106	Votes			
Jim Malone	104	Votes			

The Delinquency rate is down to 1% for moneys that are not collected in a current year or have become uncollectible through foreclosure. This is due in large part to the work of the Board of Directors. Currently, one-third of the Trails do not submit their association fees by January 31st. Late fees are incurred by Feb. 1st and by then, we are into additional expenses. Notices, mailings, etc., drive up costs and may also be billed back to the homeowners account. Annual fees for 2006 are already in the mail. It is in everyone's best interest to submit fees on-time in order to keep our cost down. Thanks to everyone who voted, new and old board members and all volunteers. Your work is appreciated!

Ron Matthews

rmatthews1005@sbcglobal.net

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O- Odd Jobs H- House-sitting

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Teenage Job Seekers
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Winchester Trails

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- A. Garbage collection days are:
TUESDAY & FRIDAY
Curbside recycling collection day is:
TUESDAY Items collected; newsprint, aluminum & bi-metal cans, plastics coded #1 & #2.
If you do not currently have a recycling bin, please contact Customer Service to schedule a delivery.
- B. Garbage, rubbish, bundles, bulk and recyclables must be available for collection **by 7:00 a.m.** on your scheduled collection day.
- C. WM shall collect a maximum of four items of properly packaged residential household waste at the "back door" of each residence. The term "**back door**" shall be defined as that area that is immediately adjacent to and in front of the residence's overhead garage door(s) and/or gated access. Household garbage shall be packaged in containers such as lightweight metal cans, plastic cans and/or sturdy plastic garbage bags that are designed for use as residential garbage containers. All garbage shall be clearly visible to WM personnel upon approach up to the garage door from the driveway. Access shall be direct and unobstructed from the driveway. **WM personnel shall not be permitted to enter any garage or enter any gated enclosure.** Waste material in excess of four items shall be collected at the curb. All containers and/or bags of household garbage, lawn clipping, leaves or bundles shall not exceed forty pounds each when fully utilized. Branches and limb trimmings are restricted to diameters of no more than three (3) inches. Branches and tree trimming shall be cut into lengths not exceeding four (4) feet and **securely tied to form a bundle.** Branches, tree trimmings and other similar yard waste shall be collected from the curb. In no event shall WM be obligated to collect more than fifteen (15) containers, bags or bundles from the curb of any one residential unit, any designated collection day.
- D. On the second scheduled collection day each week, WM will collect up to two bulk items such as furniture or white goods such as a washer, drier or water heater from the curb. Please contact our **Residential Customer Service Department at 713-686-6666**, should you have any questions regarding our services. Our office hours are 8a.m. to 5p.m., Monday through Friday and Saturday 8:00 a.m. until noon.
- E. Waste Management will not pickup hazardous waste such as motor oil, gasoline, paint, batteries, garden chemicals, smoke detectors, etc. Additionally, tires, tree limbs over three inches in diameter, scrap metal and similar items will not be handled by our personnel. Material generated from construction, remodeling, carpeting, or roofing materials are not considered as typical household garbage and consequently, they will not be collected.
- F. If a major holiday falls on your scheduled garbage and recycling collection day, no service is provided that day. Your pickup will occur on the **next scheduled collection day** following the observed holiday. Scheduled holidays are:
- | | |
|------------------|---------------|
| New Year's Day | Memorial Day |
| July 4th | Labor Day |
| Thanksgiving Day | Christmas Day |
- G. Construction, remodeling debris, carpeting or other non-hazardous items that are excluded from curbside collection may be appropriate for disposal at the Fairbanks Landfill located at 8205 Fairbanks N. Houston Road. Please call 713-849-2902 to inquiry about appropriate disposal options Household Hazardous Waste (used oil, paints, pesticides, etc.) disposal questions may be directed to Harris County Pollution Control at 713-920-2831 or www.harriscountyhealth.com. They can direct you to the nearest appropriate disposal site for these items.

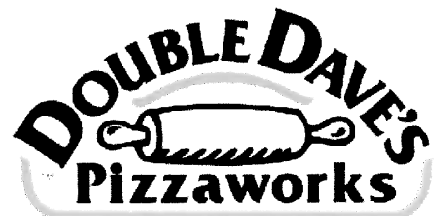


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Winchester Trails

Overweight and Your Environment

For years, people fighting overweight have been told that it's simple: limit the calories, increase the exercise, and the weight will come off. Well, it's simple all right, but not easy, and in trying to explain this perplexing difficulty, people have come up with a variety of theories to explain why a person becomes and stays overweight, from simple laziness, to addiction or genetics. In other words, many of the explanations lay the blame on the person. In some cases, these internal explanations may be accurate, but as recent research has explained, there may be other, environmental, factors involved.

Be aware of your environment

Your neighborhood is one example of an environment. A paper published in the British Medical Journal reports on a surprising relationship between obesity in adults with graffiti and greenery. We have all seen neighborhoods where there are more "incivilities" than in other neighborhoods. These incivilities (like pet messes, litter, graffiti, and the lack of trees and other plants) are factors that make life less pleasant. What the researchers found is that the more of these unpleasant factors in a neighborhood, the more likely its residents are to be obese or less physically active. In fact, in neighborhoods with high levels of incivilities, residents are 50 percent less likely to be physically active and about 50 percent more likely to be overweight or obese.

Another environment is your dining area, which for many folks includes a television. Many studies have noted a strong relationship between television watching and overweight, including watching

TV during meals. Several explanations have been offered for this, including that the more hours a person spends in front of a TV, the less active that person usually is; that watching TV during meals often continues beyond mealtime and expands the time spent sitting in front of a TV; and that TV advertising and programming encourages viewers to eat unhealthful foods. It's also been suggested that watching TV while you're eating distracts you from your body's signals telling you that you're full. Whatever the reason, the best strategy may be to turn off the TV during meals or even get rid of it.

An even smaller scale environment is your plate. A study on food intake by adults, this one published in The American Journal of Clinical Nutrition, shows that the more food there is on your plate, the more you're likely to eat, even if you stop being hungry. This suggests that if you're trying to control your food intake, the best approach is to decide what and how much you should eat, put that on your plate in the kitchen, and then take your plate to the table, leaving the serving bowls and platters behind.

This means also that eating out can be a particular challenge because you don't have as much control over the portions served on your plate. Eating at other people's houses, as many will do during the holidays, can be difficult for the same reason. In a restaurant, it's a bit easier, because you can ask the server to reduce the portions or simply not bring you the foods you've decided not to eat.

(Continued on Page 13)

*Call one of us
or both of us!*

HAPPY HOLIDAYS TO ALL!



We want to use our ad space this month to give thanks to everyone that contributed to our success in 2005. And to urge all our neighbors to take time this Christmas Holiday to count all your blessings.

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to hear from you.*



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Winchester Trails

Overweight and Your Environment - (Continued from Page 12)

Recognize the situation

So many of us have been brought up with the notion that whatever goes wrong is due to a character flaw or other fault within individuals. This fallacy, called the Fundamental Attribution Error, has stopped many from recognizing the power of a person's surroundings to affect behavior. But once you recognize it, you can take action to protect yourself and better your health.

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Cy-Fair ISD District Calendar Changes District Adjusts Calendar Due to Hurricane Rita

Cypress-Fairbanks ISD Trustees approved the administration's recommendation to adjust the school calendar to replace the instructional days lost due to Hurricane Rita.

"The decision to revise the calendar and make up instructional days lost due to Hurricane Rita is definitely in the best interest of our students," said Dr. David Anthony, superintendent of schools.

Students will make up instructional days on October 7, 2005, December 16, 2005, and January 3, 2006, which were professional development days on the original calendar.

Professional development days for employees will be replaced with December 17, 2005, January 2, 2006, and April 14, 2006.

"This revision requires some flexibility on the part of everyone; however, our tradition to consider students first is what will make this change successful," Dr. Anthony added.

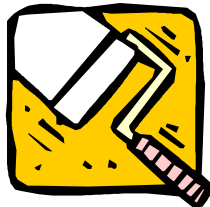
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Winchester Trails

Personal Classifieds

Carpool partner wanted-I'll drive my vehicle if you'll share a ride with me (and the gas bill). I work near the corner of Dairy Ashford and Briar Forest and could meet at the West Road Park & Ride lot. Work hours are 7:30 to 4:30 (flexible). If interested give me a call @ 281-686-6059 (cell). Kristi Barnette

West Road Small Business Network

Network with small and home-based businesses in the area.

No cost to become a member!

www.dgurka.com/5.html

First Wednesday Monthly Meeting: 7:30am until 8:45am

First Bank & Trust (Beltway 8 & West Road)

9155 W. Sam Houston Pkwy N. 77064

Next Meeting:

December 7, 2005

HEAR YE-HEAR YE!

THE PRINCE IS GIVING A BALL!

The Classic Rodgers & Hammerstein Fairytale,
CINDERELLA

will be presented by the Fine Arts Department of
Cypress Community Christian School on

December 2, 3, & 4

Cypress Community Christian School's Choir, Art and Drama programs are proud to announce their first joint production since *Scrooge*. With an all-star cast and beloved score by Rodgers and Hammerstein, *Cinderella* promises to be an unforgettable experience for the entire family. The part of Cinderella will be played by Alayna Matranga, the Prince by Josh Graber, the hilarious Step-Sisters by Keeley Lambert and Kasey Witherow, the charming Fairy God-Mother is double-cast played by Genesis Devine and Caroline Carthey, the part of the domineering Step-Mother is played by Courtney Higgs while Luke Jones and Michelle Anderson will warm hearts as the loveable King and Queen. Many other characters will grace the stage with unforgettable performances including Hunter Floyd as the Herald, John Medendorp as the Steward and double-cast Jon Obenland and Hasheem Thabeet as the Chef. Well known songs include: "Impossible," "Ten Minutes Ago," and "In My Own Little Corner."

Don't miss this outstanding musical to be held at Cook Junior High Theater located at 9111 Wheatland off of West Rd. between Jones & Beltway 8. Performances will be held on Friday, December 2 @ 7 p.m., Saturday, December 3 @ 2p.m. and Sunday, December 4 @ 3 p.m.

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We currently publish newsletters
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Houston

Berkshire	Summerwood
Cypress Mill	Village Creek
Fairfield	Villages of Langham Creek
Harvest Bend, The Village	Waterford Harbor
Hastings Green	Willowbridge
High Meadow Ranch	Willowlake
Lakes on Eldridge	Willow Pointe
Lakes on Eldridge North	Winchester Country
Sommerall	Winchester Trails
Steeplechase	Wortham Village
Strathmore	

Austin

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Courtyard	Ridgewood
Coventry	Scenic Brook
Estates of Shady Hollow	Settlers Park/Crossing/Overlook
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Winchester Trails

In preparation for the next Trails Telephone Directory, we are looking for any and all changes/corrections/additions. Please pay special attention to your work #'s and e-mail addresses if currently listed, as these seem to change quite frequently. Information can be submitted via this form, or through e-mail if you prefer, at the addresses listed at the bottom.

Winchester Trails Telephone & Information Directory Form

Name(s) _____

Address _____

Home Phone # _____

Work Phone #(s) _____

E-Mail Address _____

Wedding Anniversary _____ (MM/DD/YY)

Children Name	Birthday (MM/DD/YY)
_____	_____
_____	_____
_____	_____

Teen Services	Name	Birthday	Phone #
Babysitting	_____	_____	_____
Lawn Care	_____	_____	_____
Pet Sitting	_____	_____	_____
House Sitting	_____	_____	_____
Odd Jobs	_____	_____	_____

I understand that the information on this form is to be restricted to the private use of the residents of Winchester Trails.

Signature of Resident

Date

[] Yes, I wish to be in the next WT Directory

[] No, I do not wish to be included

(Return forms to Sherry Wright @ 10303 Cutting Horse
or e-mail any updated information to heggs23@sbcglobal.net)

Winchester Trails Extra Bits correction

At our last meeting, a homeowner pointed out a potential misunderstanding, in my November Extra Bits column. In discussing Peel Inc. on the last paragraph, I mentioned costs associated with the newsletter and website. Let me be clear. We do not pay any fee for the newsletter or distribution that Peel Inc. provides. We do pay a monthly fee to provide our website. The newsletter and website are under separate vendors and contracts. I apologize if this caused any confusion. Thank you.

Ron Matthews

rmatthews1005@sbcglobal.net

Yard of the Month Correction

Last month the Yard of the Month pictures were labeled incorrectly. Although the information was correct the addresses were reversed. The top picture belonged to Michael & Karen Przyborski of 9119 Bent Spur. The bottom picture was the home of Bruce & Debra Williford of 10218 Dude.

We regret the error. Sarah Olvey



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WINCHESTER TRAILS MARKET REPORT

Courtesy of "SUPER DAVE"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	May 05	Jun 05	Jul 05	Aug 05	Sept 05	Oct 05
\$190,000 +	1	0	0	1	0	0
\$180,000-189,999	0	1	0	0	1	0
\$170,000-179,999	0	0	0	0	0	1
\$160,000-169,999	1	0	0	1	1	0
\$150,000-159,000	0	1	0	0	1	0
\$150,000 -	2	0	0	0	0	0
TOTAL	4	2	0	2	3	1
Highest \$/Sq Ft	76.97	63.13		73.34	65.36	63.68

This chart represents the homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

Recent sales by "SUPER DAVE" in Winchester Trails

- 10207 Copperdale
- 10603 Wagon Trail
- 10522 Pearl
- 9218 Teepee Trail
- 8926 Bent Spur
- 8903 Red Cloud
- 10411 Cutting Horse
- 10503 Pearl Dr.
- 10418 Minturn Ln.
- 8919 Crazy Horse
- 10303 Pearl Dr.
- 10502 Copperdale
- 10410 Minturn Ln.
- 9214 South Pass
- 10515 Minturn Ln.
- 8839 Crazy Horse Trl.
- 8807 Burleson Ct.
- 10502 Copperdale

David "Super Dave" Flory



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- Over 96% of David's Listings Result in a Sale

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*According to information taken from the Houston Board of Realtors MLS computer

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