

# Trail Writer

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

Volume 2, Issue 9

[www.winchestertrails.com](http://www.winchestertrails.com)

September 2006

## ***Greetings Winchester Trails Residents,***

We held our Board meeting on August 3 at PCMI's offices to develop a new budget for 2007. The budget ultimately leads to establishing the homeowner's assessment. The budget is a line by line evaluation of each of the expenditures in the past and what might be expected in the future. Major items included in the budget are costs for the street lights, landscaping, pool, and maintenance of areas such as the clubhouse. We anticipate the largest impact to the budget will be the increase in the cost of energy as power for the street lights, pool area and clubhouse represent a significant portion of our budget. The cost of energy also has an effect on other services such as landscaping and pool chemicals. We have also anticipated that a change in the minimum wage as proposed by various bills in the U.S. Congress will also influence our budget.

We also requested input from the residents concerning our current state of security and whether the level provided is appropriate. Based on an overwhelming response, the Board has decided to enhance security, which results in an overall increase in costs. The modification to our security plan will be discussed at future board meetings.

That being said, the annual assessment on each individual home will be rising for 2007. The assessment will still be lower than most of our neighbors and other subdivisions in the area. These fees have not been tied to inflation in the past and certainly the subdivision has not seen the increase in the cost of energy that we all have experienced this past year. In 1998, the assessment was \$360 while for 2006, we paid \$375. If the 1998 evaluation had been tied to inflation, the fee for 2007 would be on the order of \$490. We do not anticipate an increase to anywhere near that level, but it will increase. We will be available at the September Board meeting to discuss this issue. We hope you will be able to attend.

As you also know, we have an amendment to our deed restrictions concerning the fence along West Road. The deadline for the collection

*(Continued on Page 2)*

### **WT Annual Meeting**

The Trails Annual Meeting will be held at 7pm October 5th at the clubhouse. Official Notices will be mailed, so watch for yours.

## **Yards of the Month**



***10506 Hondo Hill – Bill & Alice Brunson***



***10522 Pearl – Alberto & Dulce Borjas***

### **Upcoming Events**

|                 |                               |
|-----------------|-------------------------------|
| September 4     | Labor Day Holiday             |
| September 7     | Maintenance Board Meeting 7pm |
| September 11    | Pool Closes for Season        |
| September 15-16 | Neighborhood Garage Sale      |
| September 22    | Autumn Begins                 |
| October 5       | Annual Meeting 7pm            |

# Winchester Trails

## Winchester Trails Social Committee Officers

Chairman

(open)

Tennis Representative

Alice Brunson.....281-955-9045

Clubhouse Rentals

Lesia Smith .....281-615-0335

Editor

Sherry Wright .....281-955-9737

## Maintenance Association Directors

Holly Calbat ..... 281-894-4535

Jim Malone..... 281-890-3803

David Othold..... 281-890-1799

Walter Sonne .....281-894-7117

Open

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 ..... 713-221-600

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## Greetings - (Continued from Page 1)

of signatures was the last Board meeting. At that time, more than 65 percent of the residents had signed the amendment in favor of the Homeowners Association formally taking over the maintenance of the fence. Based on that progress along with many requests to extend the deadline to obtain the signatures, the Board approved an extension to the end of August. It has been an incredible show of support by the residents for this issue. There have been several volunteers that have worked many long hours to accomplish this as this kind of effort has been unprecedented in Winchester Trails.

Finally, there will be elections for three Board positions. This newsletter includes a Candidate Information Form for any resident in good standing that would like to consider a Board position. This Form is also available on the website and must be submitted to PCMI by September 20 so the ballots can be mailed to all homeowners for the election.

Until next month...

Walter

## Deadline

The deadline for the October newsletter is September 10th. All items should be sent to [heggs23@sbcglobal.net](mailto:heggs23@sbcglobal.net).

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## Patient Testimonials

I can honestly state that my 12 year old twins truly enjoy their visits to the dentist. Dr. Nguyen is a wonderful dentist and has the nicest staff. He is very intelligent, patient and has state of the art equipment. We have been coming to his office for over 5 years and have always received nothing but the best in service. I have and will continue to recommend Dr. Nguyen to other family members and friends.

**Olga Salazar - Houston, TX USA**

Dr. Nguyen is the most hitech-savvy dentist I have ever met. I have been a patient of Dr. Nguyen for 7 years. His ability and knowledge to utilize computerized equipment and hi-tech (laser etc.) equipment have amazed me. Dr. Nguyen works hard and do the best for his patients. I highly recommend Dr. Nguyen to be your dentist.

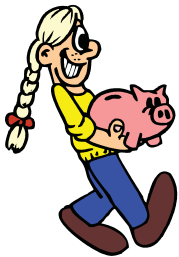
**Jason Wong - Houston, TX USA**

### Winchester Trails Pool Hours

Please note that Pool Hours have changed.  
For September, the hours will be as follows:

|                 |          |
|-----------------|----------|
| Friday (9/1)    | 11am-9pm |
| Saturday (9/2)  | 10am-9pm |
| Sunday (9/3)    | 11am-9pm |
| Labor Day (9/4) | 11am-9pm |
| Saturday (9/9)  | 10am-9pm |
| Sunday (9/10)   | 11am-9pm |

The pool closes for the season as of Monday, September 11.



### Winchester Trails Garage Sale

The next semi-annual Trails Garage Sale is coming the weekend of September 15-16, from 8am until 4pm. Please remember to pick up your signs after you're done, and Happy Selling!



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# Winchester Trails

WINCHESTER COUNTRY TRAILS MAINTENANCE ASSOCIATION, INC.  
BOARD OF DIRECTORS  
CANDIDATE'S INFORMATION FORM 2006

NAME

Email Address

ADDRESS

PHONE #

I understand that there are three (3) positions available on the Winchester Country Trails Maintenance Association, Inc. Board of Directors. The three terms consist of two (2) positions of 3 years each and one (1) vacant position with one (1) year remaining. The candidate/s receiving the greatest number of Member votes at the next Annual Meeting will be elected to serve on the Board of Directors for the longest terms first.

I believe I can make a contribution to the business aspects of the Association and fairly represent the Association and function impartially as a Director with the sole objective of representing the best interest of the Association at all times. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Organizational documents and I myself must fully understand those documents and must not be in personal violation of any part of them. I understand that the Board of Directors must make its decisions based on what is in the best interest of the community as a whole, not in the interest of any individual Lot owner or group of Lot owners and I believe I can make a contribution to this decision making process. If the vote does not go my way I will fully support and accept the decision of the majority of the Board of Directors. If I am elected to the Board of Directors I will not use my position to gain personal power or advantages not available to general membership of the community. I will abide by the adopted operational procedures and group norms.

Please submit this form with the requested information to PCMI, by **September 20, 2006** and be in good standing in order to have your name included on the Proxy/Ballot:

1.) Please check the appropriate box:

- ☐ I am currently a Property Owner and current Resident in Winchester Trails, since mo. \_\_\_\_ / yr. \_\_\_\_
- ☐ I am currently a Property Owner, but no longer reside in Winchester Trails.

2.) Community and/or other Volunteer Experience: \_\_\_\_\_

3.) Relevant Work Experience (i.e. working with group projects or on a team): \_\_\_\_\_

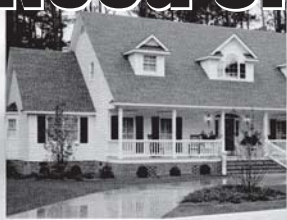
4.) I believe I can serve the Community extremely well because \_\_\_\_\_

Signature (Required)

Date

Please return this form to: PCMI PO Box 219223 Houston, Texas 77218 - Or via fax to 281-870-9170

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## MILESTONES

### New Teenagers – Happy 13th!

9/15 - Julie Wisnoski

### New Drivers – Happy 16th!

9/10 - Steffen Grove,  
Natalie Horton

### New Voters – Happy 18th!

9/6 - Jim Nelson  
9/14 - Zachary Stewart  
9/15 - Tyler Norton  
9/21 - Christen Bachmann,  
Jennifer Giese  
9/24 - Kevin O'Shea  
9/28 - Katrina Akins

### New Adults – Happy 21st!

9/1 - Lauren Fernandez  
9/4 - Scott McKee  
9/8 - Kevin Akins  
9/21 - Scott Smith

### Happy 15th Anniversary!

9/21 - Nick & Mary Boyd

### Happy 20th Anniversary!

9/6 - Bob & Leana Almonte  
9/6 - John & Rhoda Penafiora

### Happy 25th Anniversary!

9/5 - Lonnie & Janis McLead

### Happy 35th Anniversary!

9/12 - Ken & Peggy Fortner

*Sherry Wright*

281-955-9737

## Foundry Craft Show

A Shopper's Heaven on Earth! The Foundry United Methodist Church will host over 100 vendors at its annual Judy Dierker Craft Classic on Saturday, October 21, 2006, 9 a.m. to 4 p.m. You'll find terrific values on a wide array of goods, including handcrafted items, fall & Christmas specialties, gourmet baked goods, children's toys, clothing, jewelry and more in a fun and friendly marketplace. You can also shop The Foundry General Store where every cent you spend benefits local and foreign missions. And, when you're hungry, be sure to stop by our Texas Tea Room, open 11 a.m. to 2 p.m., and enjoy salads, desserts, and coffees. Admission to the craft show is FREE; purchase tea room tickets at the show for \$10 each (all proceeds benefiting missions). Come rain or shine! Foundry is located at 8350 Jones Road, 1-½ blocks north of Hwy 290. For more information, call 713-937-9388 or see [www.foundryfamily.org](http://www.foundryfamily.org).

## Classified Ads

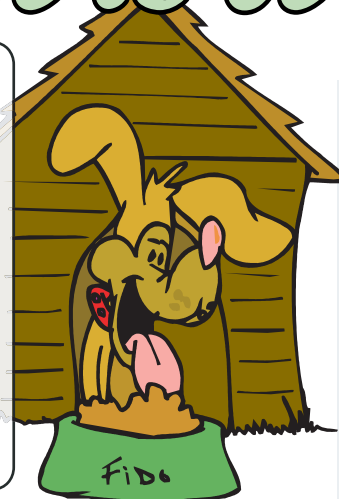
**FOR SALE:** Dual Sew 2500 Flat Bed Sewing Machine—new Sept. 2005—used less than 2 hours—perfect condition—all accessories, instruction book & extra bobbins—fits most flat bed cabinets. To find out more, Google Dual Sew 2500 or please call Sherry at 281-955-9737--\$225 (much less than brand new!)

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**Tracy Crawford**  
**281-650-3266**  
[trusttracy@aol.com](mailto:trusttracy@aol.com)

# Winchester Trails

## The Welcoming Committee

The Welcoming Committee is now ready to meet and greet all our new Trails residents. If you are new to the neighborhood and have not been welcomed, please call Carolyn Stone at 832-237-8178 or email her at [cstone@swrg.com](mailto:cstone@swrg.com). We want to stop by and say hello, get some information to introduce your family to the neighbors through the Howdy Partner article, and give you 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](http://www.winchestertrails.com). Welcome to the Trails!

## Stork Report

If you have a new little one due, please contact Jeff and Julie Kelly at 281-970-5441 or [jw.kelly@sbcglobal.net](mailto:jw.kelly@sbcglobal.net) to share your news and have the WT Stork appear in your yard if desired.

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## Get Connected to.....

### Cy-Fair ISD Volunteers In Public Schools (VIPS)

VIPS in Cy-Fair ISD will be training volunteers August 29th and 30th for vision and hearing testing in the Cy-Fair ISD schools. Volunteers will become state certified which will allow them to go into the schools and assist the school nurse testing students for sight or hearing problems. Additional training sessions are scheduled for September 20 and September 27 for those who are unable to attend the August training.

The Cy-Fair ISD Junior Achievement (JA) focus is an economic education program based on the social studies curriculum. Trained volunteers go into the classroom and teach the subjects according to each grade level. The teacher is in the classroom during the presentation and will assist the volunteers. The JA program provides organization, personal and student benefits as well as success skills, job skills, credit skills, and life skills in general. This program is a fantastic opportunity for businesses in Cy-Fair to become involved in the schools. The JA training will be held September 19 from 9:30 am – 12:00 noon.

All training sessions require reservations. To reserve a seat or to obtain more information contact the Partners in Education office at 281-894-3950.

### Volunteers In Public Schools (VIPS)

#### Get Connected to...

#### 2006 Upcoming Events

- |              |  |
|--------------|--|
| September 1  | Read Naturally<br>The Read Naturally program provides a method to improve reading fluency. It utilizes modeling, repeated reading, and progress monitoring to help struggling readers learn to read faster and more accurately with comprehension. |
| September 12 | PIE Mentor Training<br>A mentor is a caring adult volunteer who is committed to serve as a guide and a friend while helping a student with their educational and personal development.   |
| September 19 | VIPS Junior Achievement Regular Training   |
| September 20 | VIPS Hearing   |
| September 26 | VIPS Multi-cultural Meeting<br>The purpose is to raise the level of cultural understanding and respect by sharing information with the CFISD community to encourage cultural sensitivity and parental involvement to strengthen student success.   |
| September 26 | PIE Mentor Training  |
| September 27 | VIPS Vision Training   |
| September 29 | VIPS General Meeting<br>These meetings are open to all staff, volunteers, parents and community members who are interested in topics related to the district, volunteers and parents.  |

## Green Thumb Corner

Let's hope that the worst of the summer heat is behind us and perhaps September will bring welcome relief in the form of cool and rainy weather for both the garden and the gardener. School is back in session, football season is under way, and so it must be time to get into the fall growing season, when the cooler weather makes yard work more of a pleasure and less of a chore. It doesn't matter if your preference is for shrubbery, flowers, fruit, vegetable or herb growing - the calendar for this month includes "action items" for all of us, and the first hint of lower temperatures makes it a lot easier to get them accomplished.

It's hard to beat chrysanthemums for early fall color. In pots on the patio or as permanent perennials in the beds, they are an excellent addition to any yard. They should be fertilized every two or three weeks until flower buds appear, then weekly until the buds show color. Water as necessary. For best garden display, pinch out the center bud of each cluster (but if you want to produce "show quality" blooms with the large-flowered type, leave the center bud and pinch off all laterals).

Keep the roses well mulched, well fed and well watered, and they can reward you with fall blooms that may be even better than spring and summer. Cut out dead wood. As cool weather approaches, water in the morning to discourage black spot and mildew, and maintain a regular spray schedule to prevent black spot from entering leaf tissue. Check azaleas for soil acidity and keep well mulched.

Now is a good time to get started on digging up and dividing perennials like day lilies, iris, violets and cannas. And if you want to start a bed of perennials, this is the time of year to think about planting from seed or nursery transplants. Just make sure the bed is well prepared with lots of organic material mixed in, because it's not going to get the benefit of the same regular cultivation as the beds of annuals. Also consider taking cuttings of tender plants such as coleus and geranium; root them in pots to carry over to next spring.

After the first cool spell, clean up the beds and dispose of old stalks and dead leaves which may harbor insects and diseases - you can add them to the compost heap, where the heat generated by decomposition is enough to kill most pathogens. The only thing I don't add to the compost pile is that nasty nut-grass, which seems to survive anything.

September is also an ideal time to start a herb garden - you can plant chives, parsley, coriander (cilantro), rosemary, dill and garlic. It needn't take much space, and the results can be very decorative and aromatic as well as useful.

This is a busy month in the vegetable garden. If you hurry, you may not be too late for broccoli, cauliflower, Brussels sprouts and tomatoes, and you can plant cabbage and collards for winter greens. And it's time to seed the root crops like carrots, beets, onions, leeks, turnips and radishes. Prepare the beds with the addition of lots of organic material (compost, mulch or peat moss), and make sure that the soil is well cultivated to a depth of twelve inches or more, especially for the carrots. Try lettuce as the weather cools down. One advantage of the fall garden is that the pests are usually far less active than in the spring, so give it a try - you'll find it's well worth the effort when you savor the freshness and flavor of home-grown produce.

**THIS MONTH'S TIP:** If you've been thinking about establishing a strawberry bed, get started now by preparing raised beds with lots of pine bark mulch so that you'll be ready to plant in October.

Phil Richards, (281) 890-4531

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