

Windermere Lakes

H O M E O W N E R S A S S O C I A T I O N



March 2007

www.windermere.com

Volume 1, Issue 2

Presidents Message.....

I would like to first wish you a belated Happy New Year, and best wishes for a prosperous 2007.

As Good as a Glass of Milk

Homogenized – According the Merriam-Webster's Dictionary, the word means "To blend (diverse elements) into a uniform mixture." We see the word every day, often on the milk label with the coffee we drink or with the breakfast we give our children. From the outside, milk is a pleasant color, consistency and texture. We know inside milk has many diverse vitamins, minerals, and good things for our body and mind. The parts make the whole the great thing it is. Once milk turns lumpy with visibly unpleasant parts it loses its value and is often thrown out.

Windermere Lakes is somewhat similar to that simple glass of goodness. The diverse parts make up the whole, and so long as the parts work together the value is high pleasing to all. It's the internal diversity working together that makes the whole hold value. Deed restrictions and guidelines work to help this balance much like a grading system for milk. There are many, many individual constituents to a neighborhood with different opinions and tastes. Deed restrictions are the homogenizer which keeps the diverse parts together to create a valuable whole goodness that is the neighborhood.

Marine Upkeep

Windermere Lakes is not unlike many resort communities with lakes and marine facilities. As such, the Board understands there is a peak season for boat and lake use as well as an off season where residents may not visit the lake on a daily basis. To help keep the viewscape of the neighborhood's lakes at their peak during all seasons, the HOA board has voted for the following guidelines for boat storage and maintenance. SCS management has been informed of these guidelines and will use them as guidance during deed restriction inspection reviews.

During all times of the year boats may be stored in the water, as long as the boat is maintained for cleanliness and it is floating in a proper, upright condition. This is the HOA preferred condition for year round storage. Rain water or boat leakage should be pumped out regularly to maintain the boat's proper attitude while the boat is in the water.

As an option, during the off-peak season only, boats may be stored on the resident's dock in an upside down condition after they have been thoroughly cleaned. The off-peak season is considered from November 1 through April 1.

Sincerely,
Kevin Swicegood
WL HOA President



Don't want to wait for the mail?

View the current issue of the Windermere Lakes Homeowner's Association Newsletter on the 1st day of each month at www.PEELinc.com

Windermere Lakes

Important Numbers

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Center Point Energy - Customer Service (Gas)	713-659-2111
Cy-Fair Fire Dept.....	911
Cy-Fair Hospital.....	281-890-4285
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Center Point (Street lights).....	713-207-2222
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NW Harris County MUD #29	713-983-3602
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Reliant Energy - Residential Electirc.....	713-207-7777
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Time Warner Cable	713-462-9000
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Windermere Lakes HOA 2007 Board of Directors

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Vice President	Kevin McClard
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Committees:

Lake.....	TBA
Social.....	Bill Wentzell
Communication.....	Gerri Rougeau-Eubank
Landscape	Sreehari Gorantla
Finance.....	TBA
Architectural Control Committee	Nick Nguyen

All Board members and Committees

can be contacted at www.windmerelakes.net

*We are in the process of establishing our Committees for 2007 and need resident volunteers! If you are interested in participating with us, please contact us at www.windmerelakes.net for more details. This is a great way to meet your fellow neighbors and to help make our Windermere Lakes community a better place to live.

Newsletter Information

Editor

..... newsletter@windmerelakes.net

Publisher

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Article Submissions

If you would like to submit an article or any information for the Windermere Lakes Newsletter, you may do so by sending the information to newsletter@windmerelakes.net. *This information should include your name. All information should be received no later than the 9th of the month and is subject to editorial approval as well as space limitations.*

Board Message

On behalf of all the residents of Windermere Lakes and the 2007 Board of Directors, we would like to express our appreciation to Thomas Dhanaraj, 2006 WL HOA President and Nick Nguyen, 2006 WL HOA Vice President.

Thomas is a great ambassador for Windermere Lakes and has promised that he is only taking a brief rest from the BOD duties and has generously agreed to continue serving on several WL committees. We all respect and appreciate the efforts and accomplishments made by Thomas on behalf of the WL community.

Nick also served the residents of Windermere Lakes as Vice President and as the Chairperson of the Architectural Control Committee (ACC). Nick has agreed to remain as Chairperson of the ACC Committee and along with the other members of the 2007 ACC will be working with the WL residents on their requests for property improvements and/or changes.

THANKS TO EACH OF YOU for all your volunteer work on behalf of the WL residents!

Clubhouse Changes

During our recent board meeting, after a thorough review of our Clubhouse Revenue/Expenses for 2006, it became very apparent that a revised rental rate program for the WL Clubhouse/Pool is mandatory. The increased costs for cleaning, maintenance and utilities for the Clubhouse/Pool premises as well as the need for some Clubhouse painting, minor repair costs during 2007 have made it necessary to increase the rental rates. You can be sure that the Board discussed various options available and at all times kept the best interest of our WL residents in consideration.

We believe the revised rates for the Clubhouse and/or Pool are still extremely competitive and well below the market costs for party facilities. We have increased the hours of availability for your use of the Clubhouse/Pool in an effort to provide more resident benefit for the revised cost. It is our goal to always keep our Clubhouse/Pool affordable for our residents while still trying to maintain the quality and cleanliness of the facility.

Any rentals that have been paid and confirmation acknowledged will remain at the previous rates without any increase. The new form and rental rates will apply to all rentals effective on/after March 1, 2007 that have not already been reserved and paid to SCS Management Services.

You can find a copy of the Clubhouse/Pool Reservation Form online at www.windmerelakes.net Please complete the form and follow all instructions on the form to make your submittal.

Our Clubhouse is used most all weekends and the schedule is already booking up quickly for 2007 ... be sure to get your Reservation Agreement and payment in early to be sure you can reserve the date you need!

Be sure to contact us if you have any news or items of interest for our Newsletter at newsletter@windmerelakes.net

We are looking for Volunteers to serve on our various committees. Please contact us if you are interested!!

Windermere Lakes Market Report

Courtesy of "DAVID FLORY"

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

	Aug 06	Sept 06	Oct 06	Nov 06	Dec 06	Jan 07
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	0	0	0
\$300,000 - 349,999	0	0	0	1	0	0
\$250,000 - 299,999	2	1	1	1	1	0
\$200,000 - 249,999	0	0	1	0	1	2
\$200,000 -	1	0	0	1	0	0
TOTAL	3	1	2	3	2	2
Highest \$/Sq Ft	87.79	98.05	100.86	99.68	99.28	103.23

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

#1 Realtor in Windermere Lakes

David "Super Dave" Flory



- Top 1% of Realtors in the U.S.
- Over 615 Homes SOLD in 2006
- Over 96% of David's Listings Result in a Sale

HIGHEST PRICE PER SQ.FT. resale homes sold
in Windermere Lakes: \$105.97



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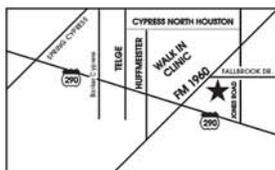
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What's Happening On The Lakes...

Flamingo Lake Yacht Club Their members enjoyed a great Super Bowl Party at the home of Debbie & Dave Krobath. Rumor has it that the Krobath family won 3 out of 4 quarters on the FLYC Super Bowl Pot... hmmm, makes you wonder if it was fixed! There were about 20 people there enjoying great food, fun and fellowship! If you live on Flamingo Lake or the non-lake side of Flamingo Lake area and are interested in joining their club, please contact newsletter@windermerelakes.net so we can have them contact you for details.

The Flamingo Lake Yacht Club is losing its Club President, Maura McCormick. Rick Moyer & Maura McCormick are leaving Windermere Lakes and moving to New Orleans. Rick has been transferred due to business but they both say they will be back... we all sure hope so! They are great Windermere Lakes residents! A party is being given for them on 2/17/07 at Marie Schroeder's home. We will miss them!

Sunset Lake - Mangy Bird Sighting! We have been advised that there have been birds known as Cormorants seen around the lake. There were about 30 of them at the corner of Lakeside Gables and Paddock. In checking up on these birds, it appears that these Double Crested Cormorants are federally protected and it is illegal to kill, harm or torment them in any way. These birds may have been mistaken for ducks but they are definitely not ducks and they are harmful to our fish life and a menace to all lakes. Apparently they are prevalent during the winter due to migration concentrating them along the Gulf Coast. Let's all hope they migrate on and leave our Windermere Lakes fish alone! Lake Pro is being contacted to see if there is anything we can do other than throw a net over the lakes until they are gone... only teasing about the nets!

If you have some news or fun going on at your Lake, please let us hear from you! We'd like to share the news in our future newsletters. Parties, birthdays, anniversaries or any other celebrations that may take place would be great shared with your other Windermere Lakes neighbors!

Send your information or news to newsletter@windermerelakes.net

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Rachael's



12240 FM 1960 W @ N. Eldridge • 281-469-3881

Landscape Focus

Weeds Invade Windermere Lakes Yards!

As you may have noticed, now that the temperature outside is rising, so are the weeds in our Windermere Lakes yards! That must be why I received a "Pull-Your-Weeds-from-the-Flower-Beds" Deed Restriction letter last month. Yes, that's right, even the WL HOA Board Members get those unwanted Deed Restriction letters! You can bet, we are an equal 'DR' letter opportunity community!!

A common weed that I see in the community at this time of the year is a small clover-like weed. It looks like a White Clover, but it is actually called Black Medic. White Clover and Black Medic both have three sets of leaves on each stem, but the center leaf axis on the Black Medic is slightly longer as compared to White Clover, where all the leaf axis are of the same length. Also, Black Medic has yellow flowers (unfortunately flowers don't come in black color! Or do they?) and the White Clover has flowers that are... you guessed it right, white! We have included a photo of the Black Medic that was, unfortunately, taken from my own yard.

Here is how we can control this weed. Black Medic likes to pop up in places where the yard is not growing much. It usually shows up in places where there is a nitrogen deficiency in the soil. It also likes

to come up in compacted soils. As a preventive measure, make sure your yard is healthy, fertilized regularly and the grass is growing well. Also, try to reduce compaction of the soil in the yard. Pulling the individual plants out the ground is another environmentally friendly alternative. They are easy to pull out of the ground as long as they are few and far between or you have a whole lot of time on your hands! If you have a lot of them in your yard, any broad leaf herbicide should be able to take care of them.



Whatever method you choose to eradicate them, make sure you do it before they go to flower! Just remember that any weed you let go to flower and then produce seed in your yard, you know it's coming back next season!!

Grab your weed picker and run to the yard, now!!!

Great looking yards and landscaping are an important part of Windermere Lakes so be sure to do your part to keep the neighborhood looking great! You'll also avoid those pesky Deed Restriction letters that we all hate receiving!

PS: If you are interested in serving on the Landscape Committee, please contact us as we could use your input!

Sreehari Gorantla, Landscape Committee
landscape@windmerelakes.net



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Windermere Lakes

WL SOCIAL COMMITTEE CORNER

Social Committee Chair: Bill Wentzell

Hello Windermere Lakes Residents!

Time is nearing for our annual Windermere Lakes Easter Egg Hunt. The Easter Egg Hunt is currently scheduled for Saturday, April 7, 2007 beginning at 9:30am. The Clubhouse lawn makes the greatest place for our Easter Egg Hunt and we hope you will join us there.

We are currently recruiting volunteers to help with this event. The task is simple and easy – just bring your smiling face. All our volunteers need to be at the Clubhouse about 8am to assist us in hiding eggs and getting ready for all the fun festivities.

The actual egg hunt does not take a long time. In fact it's pretty quick so don't be late or you'll miss it! Have you ever seen children

take their time looking for candy – I sure haven't!

This year the Windermere Lakes Easter Egg Hunt is scheduled for the following times:

Saturday, April 7, 2007

Age Category:

Infant/preschool – 6yr olds
7yr – 9yr olds
10 – 12 yr olds

Scheduled Start Time:

from (9:30am – 9:40am)
from (9:40am – 9:50am)
from (9:50am - 10:00am)

Kids age 13 and older who show up, can help me and I promise you'll be rewarded!

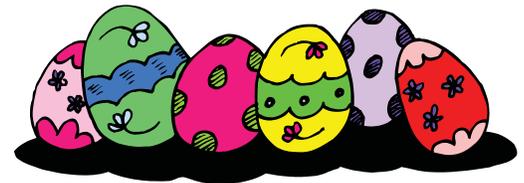
Oh yes, I almost forgot.... there will be one Easter Egg hidden, per age category, that will have a very special surprise inside! But, you'll have to be there during your allocated time to try to find that special egg! Good Luck!

Kids, be sure to bring your Easter Egg basket to collect some great eggs and to have lots of fun.

Moms & Dads, don't forget your camera to capture those great photos of the kids!

I'll see you all there!

Bill Wentzell – Social Committee



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