

Windermere Lakes

HOMEOWNERS ASSOCIATION



April 2007

www.windermerylakes.net

Volume 1, Issue 3

PRESIDENTS MESSAGE.....

Fire in the Mailbox

"That Homeowner's Association Board sure is a rude, bunch." That's the first thing I thought when I got the nasty letter notifying me my grass needed mowing. I also realized, "Hey, that's a letter from the Board where I'm the President. What Board from the past authorized such an anger generating piece of literary stench? A much more neighborly notice reminding me my grass was a 'little too tall' and 'needed some attention' would have been nice and not nearly as upsetting. I thought maybe the Board should consider a new letter be drafted to straighten out this exhibit of poor communication and hostile conduct.

My investigation yielded an interesting history lesson and a legal answer to why the tone of those letters one might get is so harsh.

Texas is a great state, formed with the underpinnings that homeowner rights are sacred and very few legal proceedings can result in an owner losing their home. The rude letter I got turns out to be a combination of modern legal times and those early Texan homeowner values. The language of the letter has been molded into the harsh legalese it is by lawyers, lobbyist and legislators to insure owner's rights are protected and owners understand deed restriction violations can result, after due process, in home foreclosure if the violation is not cleared or corrected. Boards might wish to tone down or hone the content, but if the content is to be acceptable legal notice for an item which requires attention, the wording is dictated by legislative powers higher than your HOA Board.

The concern is a homespun, nice and smooth letter might not properly inform an owner of the potential events that could transpire if the deed restriction notices continued to go unheeded. The hard tone of the letter I received sure got my attention, and made me think clearly enough to recall I did mow Monday before last. The inspection was dated Friday, 11 days later. A combination of spring/summer heat, good afternoon showers and a recent fertilization did have the grass a bit tall for my planned Saturday mow.

I thought just a bit more, mentally thanked my legislators for insuring my attention was momentarily focused and thanked my HOA for seeing that things are being closely monitored. I mowed the grass and trashed the letter with a small smile. I encourage residents to take the letter you might get seriously but never personally, just as I realized I should.

*Kevin Swicegood,
WL HOA President*

LANDSCAPE FOCUS

Windermere Yard of the Month



Congratulations! The winner is 11835 Palmetto Shores Dr.

This homeowner's landscaping impressed members of our committee for the best looking yard and was selected as the "Yard of the Month" for March 2007.

As a token of appreciation, the homeowners receive a \$25 Gift Card from Home Depot, bragging rights to the honor AND our WL Yard of the Month sign remains in their yard during the month. Great job!

The 'undercover' WL committee members travel the neighborhood evaluating the lawns and landscaping each month in order to make the selection. The weather is improving so the next few months may be more difficult for them! We appreciate the volunteers time and participation in this selection process.

*Sreehari Gorantla
Landscape Committee*

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

Emergency	911
Sheriff's Dept.	713-221-6000
Center Point Energy - Customer Service (Gas)	713-659-2111
Cy-Fair Fire Dept.....	911
Cy-Fair Hospital.....	281-890-4285
Animal Control	281-999-3191
Center Point (Street lights).....	713-207-2222
Library.....	281-890-2665
NW Harris County MUD #29	713-983-3602
Aquasource	713-983-3604
Post Office.....	713-937-6827
Reliant Energy - Residential Electirc.....	713-207-7777
SCS Management Services, Inc.....	281-463-1777
Time Warner Cable	713-462-9000
Waste Management/Trash Pick Up.....	713-686-6666

Windermere Lakes HOA 2007 Board of Directors

President.....	Kevin Swicegood
Vice President	Kevin McClard
Treasurer	Sreehari Gorantla
Secretary	Gerri Rougeau-Eubank
Director	David Petty

Committees:

Lake.....	TBA
Social.....	Bill Wentzell
Communication.....	Gerri Rougeau-Eubank
Landscape	Sreehari Gorantla
Finance.....	TBA
Architectoral 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

Peel, Inc. www.PEELinc.com, 888-687-6444

Advertising advertising@PEELinc.com, 888-687-6444

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.*

ARCHITECTURAL CONTROL COMMITTEE (ACC)

A friendly reminder for all our WL Neighbors that with spring coming, many of us are anxious to begin our annual Spring Spruce Up and overall property improvements that we do have some specific requirements we must follow.

In order to protect each individual homeowner's property values and privacy, it is required for any homeowner or group of owners planning improvements or changes to their property to submit a written request for Architectural Control Committee ("ACC") approval.

This written request is reviewed by the "ACC" to ensure compliance with the Windermere Lakes Deed Restrictions.

This list reflects several areas of the improvements and/or changes that will require the ACC form. If you are planning on any type of improvement and/or change to your property, please be sure to submit your ACC form!

Sample Types of Improvements/Repairs:

- **Repair Exterior Wood/Brick, Install Siding, Repaint Residence/Deck Same Color,**
- **Replace or Repair Roof, Replace Door/Garage Door, Paint Residence/Deck Different Color,**
- **Repair and/or Install Fence, Install Patio/Patio Cover, Room Addition, Add Separate Structure or Building (Storage, Tool Shed, Fort/Jungle Gym, Satellite Dish, etc.), Swimming Pool and/or Spa**

If any change is made that has not been approved, the ACC has the right to ask the homeowner to remove the improvements and/or change from the property at the owner's expense. PLEASE take the time to submit your written request so that there is no problem or challenge with your desire to improve your property.

You will find the necessary ACC form on the Windermere Lakes website - www.windmerelakes.net If you do not have access to the online ACC application, please contact SCS Management Services at 281-463-1777 and the application will be mailed to you.

Nick Nguyen

ACC Chairperson

Rachael's



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

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.

	Sept 06	Oct 06	Nov 06	Dec 06	Jan 07	Feb 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	1	0	0	0
\$250,000 - 299,999	1	1	1	1	0	3
\$200,000 - 249,999	0	1	0	1	2	0
\$200,000 -	0	0	1	0	0	0
TOTAL	1	2	3	2	2	3
Highest \$/Sq Ft	98.05	100.86	99.68	99.28	103.23	113.53

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

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HIGHEST PRICE PER SQ.FT. resale homes sold
in Windermere Lakes: \$113.53



Direct line: **281-477-0345**

FROM THE BOARD...

It's Mildew – Yuck!

During WL HOA Board meetings, a large amount of time is spent reviewing the Deed Restriction ('DR') letters that have been sent out to the residents.

Many of us have received one of these letters (including several of us on the Board!) at one time or another and we try to act quickly to resolve the issue or make the requested repairs. To those that promptly take action on the 'DR' letter request, on behalf of the entire WL Community, we thank you!

We have noticed a large and growing number of 'DR' letters regarding mildew that has collected on our homes. This type of growth should be anticipated with our community being so close to the water/lakes that we enjoy so much, not to mention the humid weather in Houston. While these letters are certainly irritating and we dislike receiving them, they are reminders that we do need to address maintenance issues promptly, especially mildew.

Mildew growth is easily removed if caught in the early stages. The longer mildew is allowed to remain on your home, the more difficult it is to remove and the more chance for permanent stains or damage to the outside of your home. We realize that many homeowners do not have the equipment needed to remove mildew. The ideal equipment to use would be a good power washer, lots of water and a good dose of Clorox! If caught early enough, even a water hose with a good

pressure sprayer might work!

If you would like to hire someone to remove this yucky stuff, there are residential 'handyman' services available. We will attempt to recommend a few names if you contact us at newsletter@windmerelakes.net.

Please be aware that your Board has constant discussions with regard to all types of the 'DR' letters being sent. While many of them may seem petty or disturbing to the recipient, we assure you that our primary goal is to help keep Windermere Lakes a premier place to live.

We have conflicting areas around us with apartments, continued retail development and ever changing residential communities. Therefore, it is imperative that each of us work diligently to keep Windermere Lakes in premium condition in order to maintain and increase our property values.

It would be safe to assume that we each purchased homes in Windermere Lakes because of the location, the beautiful surroundings, including lakes, fountains and great community amenities. Our homes represent a substantial investment so it is required and prudent for your Board of Directors to assist and work with the management company (SCS) in monitoring our neighborhood. Our Board responsibilities require that we discuss, make recommendations and

(Continued on Page 5)

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** Does not apply to Diagnosis*

From the Board - (Continued from Page 4)

take action to help keep property values stable and appreciable.

Much like automobiles, the homes in our neighborhood are reaching a magic timeline. After several years, maintenance, upkeep and overall attention becomes more important than ever.

We have a beautiful community and if we each accept our own responsibilities to care, the 'DR' letters will not be needed. We can continue to be proud of our neighborhood and enjoy the security of our home investment.

The weather is improving daily.....our lakes, boats, BBQ grills and the great backyards are beckoning us!

We have spent the winter on the inside looking out! It is now time to get outside, roll up our sleeves.... take a good look at our homes from the front and the back, then do whatever it takes to clean up. Oh yes, clear the yards from those pesky weeds too!

HAPPY SPRING.... GOOD CLEANING!

At no time will any source be allowed to use the Windermere Lakes Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Windermere Lakes Homeowners Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Windermere Lakes residents only.

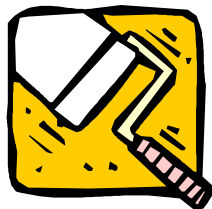
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WASTE MANAGEMENT of TEXAS, INC.

GARBAGE and RECYCLING SERVICE PARAMETERS
NW Harris County MUD No. 29

- A. Garbage collection days are: Monday & Thursday.
Recycling collection day is: Thursday. Items collected: newsprint only, aluminum & bi-metal cans, plastics coded #1 & #2. Please rinse all food containers.
- B. Garbage, rubbish, bundles, bulk and recyclables must be available for collection beginning at 7:00 a.m. and may continue to 7:00 p.m. on your scheduled collection days. All household garbage and rubbish and recyclables will be collected from the curb.
- C. Garbage may be contained in garbage cans or plastic garbage bags, but not to exceed forty (40) pounds in weight when full. Bags must have sufficient wall strength to maintain physical integrity when lifted by the top.
- D. Bagged yard waste material such as grass and leaves must not exceed forty (40) pounds when full. All branches and tree trimmings of less than one (1) inch in diameter must be cut to five (5) foot lengths and securely tied in small bundles that can be lifted and handled by a one individual. Bundles should be no larger than eighteen (18) inches in diameter and weigh no more than forty (40) pounds. Please break down and bundle moving boxes.
- E. Up to two (2) items of bulky trash such as old furniture, appliances, Christmas trees or similar items will be collected on the second regularly scheduled pickup day of each week. Refrigerators contain CFC's and this must be removed by a certified technician and be tagged as such prior to collection. Please contact our Customer Service Department at 713-686-6666, if you have a question, unusual item or multiple items for collection. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday and Saturday 8:00 a.m. until noon.
- F. Waste Management can not pickup hazardous, flammable or toxic waste such as but not limited to; motor oil, gasoline, paint, batteries, garden or pool chemicals, smoke detectors, propane tanks, liquids, etc. Tires, large tree limbs, metal and similar items can not be compacted or handled by our personnel. Additionally, material generated from construction, remodeling, carpeting, or roofing materials are not considered as typical household garbage and rubbish. Consequently, they will not be collected.
- G. If an observed holiday falls on your scheduled collection day, no service is provided that day. Your pickup will occur on the next scheduled collection day following the observed holiday. Recycling collection would be delayed until the next regularly scheduled recycling pickup day. Observed holidays are:
New Year's Memorial Day July 4th
Labor Day Thanksgiving Christmas
- H. To inquiry about appropriate disposal options for Household Hazardous Waste (HHW) such as used oil, paints, pesticides, etc; disposal questions may be directed to Harris County Pollution Control at 713-290-3000 or www.cleanwaterclearchoice.org.

NEIGHBOR TO NEIGHBOR

● **Help Wanted:** Experienced person available three hours each morning - Monday to Friday. Basic cleaning, cooking and caring for 16 month old baby. Contact: Ralph Bynoe 713-840-9575 - Windermere Resident.

● *Need help, want to babysit, mow yards, or have something to sell? Contact us at newsletter@windermerelakes.net Need your information by the 9th of the month to get your ad in the next WL Newsletter. This service is FREE to Windermere Lakes residents.*

WHAT'S HAPPENING ON THE LAKES.....

The members of the Flamingo Lake Yacht Club awoke recently to find a devastating sight near the lake! It finally happened, the dreaded Bird Flu had struck Flamingo Lake!



APRIL FOOL'S DAY from the Flamingo Lake Yacht Club!

What is happening on YOUR LAKE?? Please let us hear from you! Send us your special announcements, photos, graduations, birthdays, anniversaries, accomplishments, parties or any other celebrations that you want to share with your Windermere Lakes neighbors!

Send your info to newsletter@windermerelakes.net



12345 Jones Rd Ste 190
Houston TX 77070
(281) 970-7001
keith@kdplaw.com

WL SOCIAL COMMITTEE CORNER

Social Committee Chair: Bill Wentzell

Hello again fellow WL residents!

By the time you receive this newsletter, the 2007 Easter Egg Hunt will have been held and, as always, was a big success due to the fact that you and your children were the contributing factor! By the way, did any of you see the Bunny? I guess I missed him again this year! I'll have to set out some carrots and lettuce next year to see if we can get some nibbles! Many thanks to the volunteers that helped make this event more fun.

On to our next WL Event! Can you believe it's just about time for the WL Pool to open for the summer? You know what that means – Swimming, Sunbathing, and Seeing familiar faces!

Yes, and in addition to all of those fun things, it will be time to have another Pool Party Celebration! We will have Music, Pool games (for kids and adults!) and Door Prizes.... now, if that doesn't get you out for the Party, you can be sure that we will have the most favorite thing for everyone..... GREAT FOOD!! Yum, Yum!

Be sure to mark your calendars for Sunday, May 27. The pool opens at 10am (if I remember correctly). (Just watch for the neighborhood signs!)

Tickets will be given out to each person when you register at the Clubhouse Pool Gate. There will be one ticket for Food and another ticket for Door Prizes! So, when you get your tickets, don't lose them or do something silly like I would do – stick them in your pocket and then go swimming! (hee, hee). Food will be served at High Noon until it is gone – which doesn't take long with our group! The pool party will be held from 12 – 3pm. So, get ready to have a great time and enjoy our friends and great neighborhood facilities!

I'll see you all there!

Bill Wentzell – Social Committee

Advertising Information

Please support the businesses that advertise in the Windermere Lakes Community Newsletter. Their advertising dollars make it possible for all Windermere Lakes residents to receive the monthly newsletter 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 office @ 512-989-8905 or advertising@PEELinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

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20915 E Cameron Ridge - 3or4/3/3 D
LAKES OF FAIRHAVEN - \$445,000



15910 Crooked Lake Way - 4/3.5/3 D
FAIRFIELD - \$333,000



20419 Lake Spring Ct. - 5/3.5/3 D
FAIRFIELD - \$299,000



5422 Misty Dawn - 4/2.5/2 A
FAIRFIELD - \$162,900



16530 Cypress Thicket - 3or4/2/2 A
CYPRESS POINT LAKE ESTATES - \$151,500



3618 Emerald Bay - 4/2.5/2 A
LAKES OF BRIDGEWATER - \$142,900



20603 Flagstone Trail - 6/4.5/3 D - Saddle Ridge Estates - \$1,095,000



16411 Redbud Berry - 4/2.5/2 A
FAIRFIELD - \$149,900



19619 Tigris Springs - 3/2.5/2 A
WESTFIELD - \$129,900



15606 Brookchase - 4/3.5/3+D
FAIRFIELD - \$264,900



20315 Lakeland Falls - 5/3.5/3 D
FAIRFIELD - \$249,900



20511 Orchid Blossom - 3/2/2 A
FAIRFIELD - \$159,900



16015 Mustang Glenn - 4/3.5/3 A
STABLEWOOD FARMS - \$259,000.



22106 Manor Estates - 3/2/2 A
WESTLAND CREEK - \$86,000



4427 Kacee - 3/2/2 A
GLENCAIRN - \$79,900



19606 Plantation Grove - 3/2/2 A
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