

Windermere Lakes

HOMEOWNERS ASSOCIATION



January 2008

www.windermerylakes.net

Volume 2, Issue 1

PRESIDENT'S MESSAGE

Happy 2008 Resolutions

The directors of the Windermere Lakes HOA would like to wish you a happy and productive 2008.

We hope you set this year's resolutions to include attending your neighborhood events. If you have never taken part in one of the neighborhood events, we invite you to come. If you have visited an event in the past, we invite you to volunteer to help us with an event. The social committee is one of the best ways to meet neighbors and share by helping with one of the many minor tasks required to put on a great event.

We have an Easter Egg Hunt, Pool Opening Party, International Night, Fishing Tournament and a Holiday Party. This year we hope to have a Neighborhood Night Out Party as well. Food is always a part of the gatherings and often there are fun prizes for children. A good time for all is always our priority at every event.

There is another special event we wish you would resolve to attend or send in your proxy and that is the Association's Annual Homeowner Meeting. In 2007 the Association had to hold this meeting twice because an insufficient number of homeowner attendees and lack of proxies sent in to provide the quorum required for the meeting. The expense

of holding the meeting twice requires a second mailing with associated supplies, postage, a second set of copies for notices and the added cost for administrative time to send out the notices. This second mailing was an unbudgeted \$420 in cost to the Association. Funds used to send this second notice must be reallocated from another account such as playground repairs or landscaping which reduces the improvements the Association can do in those areas.

Finally, make 2008 the year you resolve to contact the Board via the website. By contacting the Board via the website, you can voice your opinions on opportunities for improvement, areas requiring attention or feedback on a specific item which needs to be addressed. While individual director's email addresses are not on the site, when you fill in the contact form, your message is sent to all of the board members simultaneously, and generally a response is returned within 48 hours. This mass blast method is to assure all the directors are aware of your concern. The response is usually a summary of the board's internal discussion, usually issued back from the President of the Association.

Here's to the best year yet for Windermere Lakes!

Kevin Swicegood, President



Clubhouse Pool, Patio 'n' Playground

(Recreational Facilities Committee)

If you are interested in being part of this committee to help make our pool and recreational areas more enjoyable, please contact Dianne by email at ldwentzell@gmail.com.

We hope to hear from you soon! Happy New Year!

Dianne Wentzell, Chairperson
WL Recreational Facilities 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
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Reliant Energy - Residential Electirc.....	713-207-7777
SCS Management Services, Inc.....	281-463-1777
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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
Architectural Control/Deed Restrictions	Nick Nguyen
Security	David Petty
Recreational Facilities.....	Dianne Wentzell

*All Board members and Committees
can be contacted at www.windmerelakes.net*

WE NEED ADDITIONAL VOLUNTEERS FOR OUR COMMITTEES!
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.*

LANDSCAPE FOCUS *Windermere Yard of the Month*



Congratulations! **The winner is... 11927 Palmetto Shores**

This winner's landscaping was great and impressed members of our committee as the selection for 'Yard of the Month' for December 2007.

The homeowner receives 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. Our thanks go out to those that care about their homes and keep their lawns maintained.

All the Christmas Lights and Decorations added such holiday spirit during December. Thanks to all those that took the time to have beautifully decorated homes and yards for the holiday season for us to enjoy. Our judges will be selecting the 'Best Lights' theme for our next Yard of the Month winner... hope it is your home!!

Don't forget to take the lights and decorations down on a timely basis.... the lights are really great looking in December, but when January comes, it is just not the same!

Thank you for helping make our neighborhood more beautiful. We also appreciate the time and participation by our judging volunteers during this selection process.

HAPPY NEW YEAR TO ALL OUR GREAT NEIGHBORS!

Sreehari Gorantla
Landscape Committee

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.

	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	0	0	0
\$300,000 - 349,999	1	0	1	0	0	1
\$250,000 - 299,999	1	2	1	1	2	0
\$200,000 - 249,999	0	1	0	1	0	0
\$200,000 -	1	0	0	0	0	1
TOTAL	3	3	2	2	2	2
Highest \$/Sq Ft	89.44	87.55	99.14	96.42	106.07	82.74

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: \$113.53



Direct line: 281-477-0345

Windermere Lakes

SECURITY COMMITTEE UPDATE

We discussed security issues again at the 'reconvened' December 11th Annual Homeowner Meeting.

There seems to be a lot of interest in establishing a Neighborhood Block Captain program for Windermere Lakes. Organizing this project will be on our priority list for the next couple of months. If you are interested in becoming a 'Block Captain' for your street, please email us at www.windermere.com so we can be sure you are contacted for the organizational meeting.

If you see any persons you believe to be suspicious and/or that do not appear to belong in our neighborhood, please report so they can be checked out by the proper authorities.

Emergency: 911

Sheriff's Dept. 713-221-6000.

Stay safe and keep a watchful eye on our neighborhood!

David Petty, Chairperson

WL Security Committee



Did You Know?

Benjamin Franklin thought the wild turkey-not the bald eagle-was the best choice for the national bird.

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FROM THE BOARD

It's Time for a THANK YOU From your Board of Directors!

It is never too late to say thank you to all the hard-working, law-abiding, considerate, regular folks who live here. We have a great neighborhood and we wanted to thank you for helping to make it a nice place to live.

We want to thank you for:

- Moving your lawns
- Weeding and Edging
- Picking up the newspaper off your neighbor's drive from time to time
- Putting away the kids toys instead of leaving them out in the front or back yard
- Parking in your garage whenever you can
- Moving and keeping your trash can out of view
- Sprucing up your home when it needs it
- Planting some 'color' just for fun
- Keeping your paddle boat cleaned out, safely secured and looking good

If you weren't doing all these things, our neighborhood would be in poor shape and you probably do it just because it is the right thing to do. Without you our neighborhood wouldn't have great 'curb appeal' and our property values would be affected. Thanks a million for doing all the little things that count!

We also want to thank you for:

- Paying your annual maintenance assessment on time
- Coming to meetings or sending in your Proxy
- Participating in our neighborhood events
- Volunteering for an occasional association project (WE NEED MORE VOLUNTEERS!!!)
- Working with neighborhood kids, buying Girl Scout cookies or wrapping paper from school children and kids in the band
- Checking up on the older couple across the street when you don't see activity for awhile
- Being conscientious when walking your pets in your neighbors yard
- Completing your ACC requests prior to making any repairs or changes
- Complying with the Pool Rules and Regulations

If it weren't for YOU, we would be short on that mysterious secret ingredient called a 'sense of community'. That's the ingredient that makes us happy to come home to our neighborhood at night. It is the sense that we are all in this together and that we care for each other in that great old American traditional way. Thanks a million. You are our Windermere Lakes unsung heroes!

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Windermere Lakes residents, limit 30 words, please e-mail newsletter@windermere.com

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-989-8905 or advertising@PEELinc.com.

WL SOCIAL COMMITTEE CORNER

Hello Again WL Residents!

What a great time we had during our annual Christmas Holiday Party at the clubhouse on Saturday, December 8th! What a great time we all had.

The turnout was fantastic and all the children in attendance got a real treat when Santa arrived promptly at 8:15pm. The weather held out and those reindeer got him to Windermere Lakes just in time to share a visit with all the great kids. Santa learned what they wanted for Christmas and some of the lists were fairly long! There were at least 60 girls and boys that got to visit with Santa. AND, as promised, Santa brought gifts for all the good girls and boys while the Moms and Dads were busy taking some great photo shots of Santa with the children.

Our choir presentation was just fantastic and their music was a big hit to help make our holiday season more enjoyable. We want to thank each of the choir members for sharing their time and beautiful singing talent with all of us at Windermere Lakes.

I would like to take this time to thank each of you that assisted with our Holiday Party this year! Without you, this party could not have been a success. We also extend our special thanks to all those that attended the party. We hope you enjoyed the food and most of all the fellowship of our neighborhood!

Since this is the first newsletter issue for 2008, I would like to wish all of you a Happy, Healthy and Prosperous New Year!

I'm looking forward to serving all of you in 2008! However, we do need some volunteers for our committee! Please contact me at Oldchristian@gmail.com

I'll see you there.....

Bill Wentzell, Chairperson, WL Social Committee

Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

			2			8	6	7
				5	4	2		9
					7			
5								6
7					1			
	4				8	7		
	9	3	8				4	
		5		1		3		
							1	

* Solution at www.PEELinc.com © 2006. Feature Exchange

SWAT

What you'll find at
Cypress United Methodist Church

Cypress United Methodist Church will be supporting the "Nothing But NETS" mission efforts by having **SWAT!** That stands for **Stromberg With Anchordown Tour**. Bob Stromberg is a comedian, speaker, storyteller, shadow master and will bless you with lots of laughter. Anchordown are talented musicians with a

message that matters. Proceeds from the SWAT concert will raise funds to buy malaria-preventing mosquito nets to

help save the lives of some of the one million people (75% of them children) who die of malaria every year. Join us January 13 from 6 pm - 8:30 pm for SWAT. Reserved seats are \$20 and general admission is \$10. To purchase your tickets visit evangelismtickets.com or contact our Youth department at Cypress, 281-469-0730.



Sunday Worship Services

8:15 am – Traditional Worship in Sanctuary

9:30 am – Contemporary Worship Center

11:00 am – Sanctuary & Worship Center



Cypress United Methodist Church
13403 Cypress N. Houston Rd.

Cypress, Texas 77429 281-469-0730
www.cypress-umc.org

Windermere Lakes

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.

REGISTRATION IS UNDER WAY AT CY-FAIR COLLEGE!

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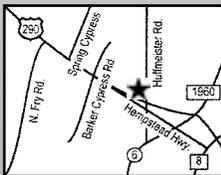
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WHAT'S HAPPENING ON THE LAKES...

Flamingo Lake Yacht Club - The Club members met at Colleen & Tom DeJohn's home for their Christmas Dinner Party on December 13th. It was a fun evening with a gift exchange that was a real hoot... you should have seen some of the gifts!! Great food, beverage and friendship - that is what the FLYC is all about.

We hear the Flamingo Lake Holiday Boat Parade was held on Sunday, December 23rd and was a big success. Hopefully we can get some of their photos for the next newsletter! I heard that Santa made a special trip back to Windermere Lakes so he could join in on the holiday boat parade! That Santa, he's really a great guy!

This is a fun group and if you live on or around Flamingo Lake, they want to invite you to their next event. Just contact us at newsletter@windermere.net and we will put you in touch with their group. This is how great neighbors become great friends!

NEWS FLASH: Bill Eubank celebrated his 60th Birthday with a Surprise Party given by friends on December 1, 2007. It was a big hit and he was quite surprised! But, of course, he's old now and easy to surprise! Happy Birthday Bill!

Is your Lake news missing??? WE NEED YOUR INFO!!

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

PLEASE SEND YOUR INFO TO US FOR THE NEXT NEWSLETTER TO: newsletter@windermere.net

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Gerri Rougeau, Windermere Lakes Resident

NEIGHBOR TO NEIGHBOR

For Sale: Gently Used Treadmill, Nordic Track with great features. \$300.00 Contact Gerri or Bill Eubank 281-807-1780 WL Resident

WL resident Alan Champagne is looking to get a used **paddle boat** to go out on the lake. Please contact him at alan_champagne@yahoo.com or 281-513-8109 if you have one available, or know someone who does.

Babysitters Needed... We have received several requests from WL Residents for contact information for babysitters and other services! Unfortunately, we don't have any names to give them at this time! If you do babysitting, pet sitting, lawn mowing, etc. PLEASE send us your information so we can put you together with WL neighbors needing your services.

Committee Members Wanted... If you would be interested in working on the Newsletter Committee and providing reports, articles and news for your block or lake, please contact Gerri Eubank at newsletter@windermerelakes.net or redhead4746@comcast.net

Have something to sell or want to give away?? The homeowners of Windermere Lakes can place their personal ads for free in our newsletter! Contact us at newsletter@windermerelakes.net and we will contact you to obtain all the information so we can make it a win-win situation for everyone!

Teenage Job Seekers

Name	Age	Baby Sit	Pet Sit	Yard Work	Phone
Doe, John	15	•	•	•	111-1111

*-CPR Training +-First Aid Training

Attention Teenagers

The **Teenage Job Seekers** listing service is offered free of charge to all Windermere Lakes teenagers seeking work. Submit your name and information to newsletter@windermerelakes.net by the 9th of the month!

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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15910 Crooked Lake Way - 4/3.5/3 D
FAIRFIELD - \$310,000



20811 Twisted Leaf - 4/3.5/3 D
FAIRFIELD - \$317,500



5422 Misty Dawn - 4/2.5/2 A
FAIRFIELD - \$159,900



11011 Northam Dr, 3/2.5/2 A,
Pool, ASHFORD PLACE, \$144,900.



16003 Lake Loop, 5/3.5/3 D,
FAIRFIELD, \$329,900



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



16411 Redbud Berry - 4/2.5/2 A
FAIRFIELD - \$144,900



20602 Cascading Brook Ct - 5/3.5/3 D
FAIRFIELD - \$299,900



15303 Bronze Leaf Ct, 4/2.5/2 A,
Pool, FAIRFIELD - \$184,900



15406 Woodland Orchard - 4/2.5/2 A
FAIRFIELD - \$154,900



14910 Vista Heights, 3or4/2/2D,
FAIRFIELD, \$234,900



15326 Sienna Oak - 4/2.5/2 A
FAIRFIELD - \$159,500



20303 Lakeland Falls, 5/3.5/3 D,
FAIRFIELD, \$295,000



17611 Mossy Brook, 4/2.5/2+A,
BARKERS LAKE, \$199,900



18206 Auburn Woods, 4/2/2 A,
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