

Windermere Lakes

HOMEOWNERS ASSOCIATION



April 2008

www.windermerylakes.net

Volume 2, Issue 4

PRESIDENT'S MESSAGE.....

'A Little Off the Top' Please!

As the warming days of summer sneak up on Windermere Lakes, wise water use is important both environmentally and economically. Inefficient or ineffective sprinkler operation can waste a resource that is becoming environmentally valuable and more expensive.

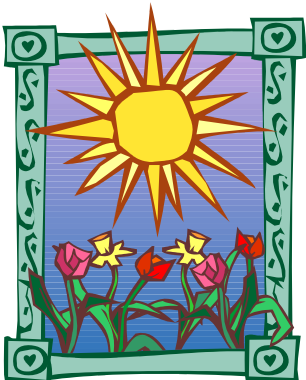
To help maximize the efficiency of water use at your home, a pre-season sprinkler system check is very important. Of course, the common things to check for include sprinkler head operation and direction. Control system programming should be verified and the back-up battery in the control system should be checked or replaced. Set the timer control system to water just before dawn to reduce evaporation and increase absorption.

You should always avoid watering late in the evening or during the night to decrease the chance for fungus growth such as brown patch. The use of a rain sensor makes for a smart sprinkler system as the rain sensor turns the system off during times of frequent rain. The basic system checks can be completed without much trouble, and minor maintenance is usually a simple swap of low cost components purchased from the local home improvement store.

The wise use of water also requires efficient sprinkler head water distribution. Over time, shrubs, grass and hedges can grow up to obstruct the nozzle of a sprinkler head. Even though the sprinkler head is working correctly, the water is not being delivered to the full zone intended because of impact with vegetation. The resulting wet and dry spots in the yard or flower bed can cause plant stress which can later result in chinch bug damage and late summer dead spots. Take the time to watch each sprinkler head during its operation to see where the water stream impacts bushes, hedges and trees.

'A little off the top' or minor spring pruning of tall growth will insure optimal water distribution and delivery to help maintain a good looking yard.

Kevin Swicegood, President



Happy Spring!

LANDSCAPE FOCUS

Windermere Yard of the Month **Congratulations!**



11803 SUNSET LAKE DR.

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

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.

It is time for us to be outside, getting rid of the weed, planting beautiful flowers for Spring. The sound of lawnmowers have begun to fill our neighborhood as the 'sound of spring/summer' is quickly upon us.

If you haven't started your improvement projects in the yard just yet, please be sure to make plans to begin soon so our neighborhood will look good. When the yards and homes look good, it just seems to feel good to those that call Windermere Lakes home.

Thank you for helping make our neighborhood more beautiful. We also appreciate the time and participation by our judging volunteers during this selection process as the winter months seem to make it a tough decision! SPRING is here... great looking yards will make the judging decisions tough, but the beauty will be so easy on the eyes of our neighbors!

Sreehari Gorantla

Landscape Committee

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
Comcast Cable/Communications.....	800-266-2278
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
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.*

Clubhouse Pool, Patio 'n' Playground (Recreational Facilities Committee)

Pool times will quickly be here! If you are thinking about planning a pool party for this summer, please be sure to contact SCS Management to make your reservations. The calendar fills up quickly for pool and clubhouse reservations.

We want to make this the best summer yet at the pool area and could sure use your help! We need volunteers to share ideas and assist with the planning of fun for both the children and adults of Windermere Lakes.

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!

Dianne Wentzell, Chairperson

WL Recreational Facilities Committee

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@windmerelakes.net



Check out the talent in the Center for the Arts at Lone Star College-CyFair

World Music Festival
April 4
Choral production

Hollywood Boulevard
April 11
Student Activities talent show

Spring 2008 Student Exhibition
April 15 - May 8
Art in the Bosque Gallery

A Piece of My Heart
April 17 - April 27
Drama for mature audiences


LONE STAR COLLEGE CYFAIR
cyfair.lonestar.edu
affirmative action/eco college
Barker Cypress Campus
9191 Barker Cypress
Cypress, TX 77433

HARCO INSURANCE SERVICES



10777 Northwest Freeway, Suite 800 Houston, Tx. 77092

Tel: 713-681-2500 www.harco-ins.com

- Automobile / Homeowners / Flood Insurance
- Personal Umbrella Liability

Contact: **Kathey Hoffmaster x240**
Gerri Rougeau, Windermere Lakes Resident

TIPS & INFO FROM THE BOARD....

Randy Lemmon's Lawn Fertilization Schedule

For southern grasses including: St. Augustine, Bermuda and Zoysia

- **FERTILIZE** - four times a year:

Late February-Early March - apply a simple 15-5-10 for an early green-up. Most companies that make slow-release fertilizers also make a nonslow-release 15-5-10 that provides for a quick two-week green up before we get to the heart of the fertilizer schedule. Some people will be tempted to use a weed-and-feed at this time, but if you've been following the GardenLine herbicide schedule, there should never be a need. However, spot weed-and-feed treatments are recommended for those with turf-only landscapes or landscapes that have been established for many years. Warning: Most weed-and-feeds contain Atrazine which burns roots of young trees and shrubs. Late March-Early April - apply slow-release 3-1-2 ratio fertilizers. Recommended formulations:

19-4-10	Nitro Phos Super Turff
18-4-6	Fertilome Southwest Greenmaker
18-0-6	Fertilome's Zero Phosphate Formula
15-5-10	Southwest Fertilizer Premium Gold
19-5-9	Easy Gro Premium
21-5-10	Mr. C's (Cornelius brand)

Late June-Early July - apply slow-release 3-1-2 ratio fertilizers. (recommended formulations 19-5-9, 19-4-10, 18-4-6, 15-5-10.)

October-November - apply winterizer formulas for winter hardiness. Ratios vary, but make sure they are "winter" or "fall" formulas designed for southern grasses. (examples: 18-6-12, 8-12-16, 10-5-14) Will make lawns winter-hardy.

June-September - if turfgrass looks yellow (chlorosis) or necrotic, use an application of either granular or liquid iron. Once a year should be enough.

- **FUNGICIDE** - two times a year:

July-September - Gray Leaf Spot is a blotchy spot on the grass blade leaves. (mostly on St. Augustine lawns) Use fungicides with active ingredients like Daconil, Consan or Banner.

September-October - To control the dreaded Brownpatch fungal disease (symmetrical brown circles in the grass) you must prevent it from coming up with a systemic lawn fungicide with Bayleton, Terrachlor, Banner or Benomyl.

- **HERBICIDE** - three times a year:

(Pre-Emergent controls to prevent weeds)

Late October-Early November - Use two (2) different pre-emergent herbicides, to prevent the weeds that we experience in February and March. First is a pre-emergent with Portrait or Gallery for broadleaf weeds like clover. Second, use a pre-emergent with Amaze, Betasan, Balan or Treflan for grassy weeds like poa anna or annual bluegrass. There is also Barricade, Dimension or Pendimethlin as a 2-in-1 control.

February-March - Use the pre-emergent controls for grassy weeds again, to prevent such weeds as Crabgrass, Goosegrass and Dallisgrass from popping up late in the spring and summer. Again, use the grassy pre-emergent like Amaze, Betasan, Balan or Treflan. There is also Barricade, Dimension or Pendimethlin as a 2-in-1 control.

May-Early June - One more application of a grassy pre-emergent like Amaze, Betasan, Balan, or Treflan will keep fall weeds from invading from August on. There is also Barricade, Dimension-based or Pendimethlin as a 2-in-1 control.

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@windermerylakes.net

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.

Business Classifieds

Ignorance is Expensive. An Energy Evaluation is only \$39. New homes are 50% more energy efficient than older homes. Have an Energy Efficiency Consultant evaluate your energy loss & offer affordable solutions to lower your energy bills. Call 281-933-3166 www.energysavershouston.com

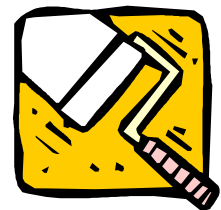
Bashans Painting & Home Repair

Commercial/Residential
Free Estimates

281-347-6702



281-731-3383 cell



- Interior & Exterior
- 20 Years Experience
- Hardiplank Installation
- Wood Replacement
- Pressure Washing
- Sheetrock Repair & Texturing
- Cabinet Painting
- Door Refinishing & Replacement
- Wallpaper Removal
- Custom Staining
- Fence Replacement or Repair

References Available • Fully Insured
NO PAYMENT UNTIL COMPLETION

bashanspainting@earthlink.net



We Challenge What You Pay For Electricity!

If SparkPowerBank isn't your current electricity provider...
chances are you're paying too much!

I'm Texas Energy Analyst Alan Lammey. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore! Stop it.

Come to the Power Bank – www.SparkPowerBank.com.

Why pay more than you have to? Those days are over!

Some electric companies talk about “**Simple**” rate plans – that just means it **simply** costs you more!!

Others brag that they'll “Send you a Rebate” – that just means you're already paying too much!!

Why would you want to go with an electric provider that charges you more, when you can go to **www.sparkpowerbank.com** and pay far less for the same electricity?
Make sense?



Sign-up Today Right Online!

Please choose “**Newsletter Ad**” as your referral on the SparkPowerBank.com website.

Irrigation Basics —

The How's, Why's And When's Of Watering

How much and how often should you water your grass?

Sounds like a pretty basic question, but the answer isn't a simple one. Irrigation and watering needs are dependant on many factors — the kind of grass you have, your soil profile, mowing height, and the kind of irrigation system or sprinkler system you have. Plus, of course, what Mother Nature doles out.

This basic irrigation schedule takes into consideration temperatures and rainfall: Normally, turf and landscapes in this area do fine with 1-1½ inches per seven-day week when daytime temperatures are in the 70s and 80s.

As daytime highs hit 88-92, you can probably up that to 1-1½ inches every four to five days.

When temperatures exceed 93 degrees consistently (normally July-August), you should probably water every two to three days.

The kind of grass you have is also very important. St. Augustine needs the most water, Bermuda the next most, and Zoysia far less than the previous two.

Your soil, however, is ultimately the most critical factor. Clay or sandy soils not very well enriched with organic matter definitely need more water because they dry out quicker.

Water early in the morning. That's when water pressure is best, there's less wind to evaporate the moisture, and the turf will have a store of water for the warm day ahead. If you have an automatic sprinkler, schedule it to run between 3 and 8 a.m. If you don't have an automatic system, start the sprinkler when you first get up. If you water at night, you run the risk of suffering fungal diseases like brownpatch.

How do you determine how much time it takes for your system to put out an inch of water? Place an empty tuna or cat food can at the farthest point the spray pattern reaches. When it fills up, that's how long it takes. Depending on the system, the time can range from 15-45 minutes.

If it seems some of your neighbors don't run their sprinklers as much as you, it could be they have more organic matter in their soil. Rich, organic soil doesn't happen overnight, though ... enriched topsoil or soil activators need to be added consistently each year.

Finally, if you aren't mowing as tall as your lawnmower will allow, make the change today. Tall grass in good soil develops deeper roots which draw a larger volume of deep moisture, requiring less supplemental irrigation. Plus, lawns mowed tall provide shade for the soil surface.

There is one caveat to all of the above, however. Newly sodded lawns need to be watered on a daily basis during the heat of the summer. Keep the "mud" wet under the root zone so it will break down and allow the roots to establish in the soil below. Don't drown the new sod ... just keep it moist enough to soften the soil and help the roots grow down.

Randy Lemmon, GardenLine is heard exclusively on NewsRadio 740 KTRH. 6-9:45 a.m. Saturdays and 7-10 a.m. Sundays.

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

NEIGHBOR TO NEIGHBOR

- For Sale: Paddle boat by Leisure Life with canopy top, built-in Minkota trolling motor and adjustable cushion seats. \$450.00 Steve Gullion 281-477-3830, Windermere Resident
- More Babysitters Needed.... We have received several requests from WL Residents for contact information for babysitters and other services! 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@windermerylakes.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@windermerylakes.net and we will contact you to obtain all the information so we can make it a win-win situation for everyone!

The Foot Wellness Center

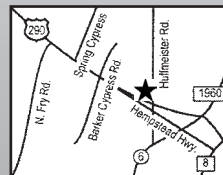
**Put your best foot forward
for the NEW YEAR!**

- Bunions • Hammertoes • Heal Pain
- Ingrown Nails • Corns, Calluses
- Injuries • Sport Injuries • Children
- Diabetic Foot Care • Orthotics
- Fractures of the Foot & Ankle

Have No Insurance?

We Will Work With You!

- 3D State-of-the art Walking Analysis
- Certified in Endoscopic Heel Surgery, Ossatron Non-Invasive Heel Spur Surgery, & Laser Surgery For Warts
- Alternative Medicine



**Dr. Judith E. Rubin,
Podiatrist/Foot Specialist**

NEW Location!

North Cypress Medical Center
21216 N.W. Frwy., Ste. 240
281-955-5500

- * Diplomate, American Board of Podiatric Surgery
- * Board Certified in Foot & Ankle Surgery
- * Fellow American College of Foot & Ankle Surgery
- * Certified Wellness Educator

**www.DrRubinFootWellness.com
Serving the Houston Area 24 Years**

SECURITY TIPS

Here are some tips from various sources to keep your home safe and secure....

- Close and lock all doors and windows even if you're leaving for only a short time. Dead-bolt locks and reinforced door frames are recommended.
- Use automatic timers on lights, radio and/or TV to give the impression someone is home, or just leave a radio playing, and a light on, when you are not at home.
- Install motion-sensitive or low-voltage lighting around your house.
- Lock up ladders, tools, and other items which might be used to gain entry to your house.
- Keep trees and shrubs pruned to eliminate hiding places.
- Install door and window alarms.
- Install lock pins on windows, and a "charlie bar" on sliding glass doors.
- Don't let strangers into your house for any reason and don't leave repairmen or technicians alone in your home.
- Never leave a key outside, no matter how clever you think your hiding place is.
- Display your house number so it can be seen even at night in case the police need to find your house quickly.

- If you plan to be away for a while, ask the police to patrol more closely, be sure to stop mail and newspaper deliveries, get a neighbor to watch for and remove flyers or other junk that may accumulate by your door, and be sure your lawn is taken care of.
- Keep valuable items in a safe-deposit box and keep a good inventory of your possessions.
- Buy lockable wheel nuts for your car. Always lock your car, and don't leave money, cell phones, or valuables in plain sight.
- Keep an eye on the neighborhood, especially those folks who are home during the day.

Remember, if you should 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

WANTED

BY PEEL INC.

ENERGETIC SALES REPRESENTATIVES

 **REWARD** 

COMMISSION BASED INCOME

WANTED FOR WORKING FROM HOME,
EARNING EXTRA INCOME, AND
SELLING ADS IN YOUR NEWSLETTER

VISIT WWW.PEELINC.COM/JOBS.PHP FOR MORE INFORMATION

888-687-6444 | WWW.PEELINC.COM

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

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.

WHAT'S HAPPENING ON THE LAKES...

Flamingo Lake Yacht Club -

The Flamingo Lake 'St. Patrick's Luck of the Irish Flamingo Party' was held on Saturday, March 15, 2008 at Marie Schroeder's home. Lots of Irish Green Stuff (no, not money!)... just great food, snacks, beverages and music! Everyone was dressed in 'Green' for the special occasion to enjoy the great Irish tradition of Corn-beef and Cabbage, Irish Flamingo drinks, fun and friendship!

This is really a good group of neighbors that meet and just have fun being around each other! If you live on or around Flamingo Lake, they want to invite you to their next event. Just contact us at newsletter@windermerylakes.net and we will put you in touch with their group. This is how great neighbors become great friends!

We need your News!

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. Are you or someone in your family running in a marathon, have a new member in your family, children accomplishments or something you'd like to share in the newsletter? 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@windermerylakes.net

WL SOCIAL COMMITTEE CORNER

Hello Again WL Residents!

Our Easter Egg Extravaganza was held on Saturday, March 22. This newsletter had already gone to print so we have no great photos to share at this time! We will have a full report on the Easter Festivities in the May newsletter.

Thanks to all of you who assist year after year with these events! We have some new volunteers to assist this year and I'm looking forward to working with them to incorporate their ideas. We are always looking for additional volunteers with new ideas to help make each and every event the best ever.

That being said, the Pool Opening Party will be our next event and it will be here before you know it! More information in the May newsletter, but be sure to watch for the signs around the neighborhood as a reminder.

If you have any ideas or would like to assist us with the social events, I can be contacted at oldchristian@gmail.com. I would love to hear from you and welcome you as a committee member.

I'll see you next time... be sure to be safe and continue being outstanding neighbors!

Bill Wentzell, Chairperson
WL Social Committee

Teenage Job Seekers

NOT AVAILABLE ONLINE

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@windermerylakes.net by the 9th of the month!

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.



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.

	Sep 07	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	1	0	0
\$300,000 - 349,999	0	0	1	0	0	0
\$250,000 - 299,999	1	2	0	1	2	0
\$200,000 - 249,999	1	0	0	0	1	1
\$200,000 -	0	0	1	0	0	0
TOTAL	2	2	2	2	3	1
Highest \$/Sq Ft	96.42	106.07	82.74	97.54	93.29	109.87

This chart represents the homes that have sold and closed in the past 6 months according to 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



RE/MAX

Professional Group

832-478-1205

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

Peel, Inc.

203 W. Main Street, Suite D
Pflugerville, Texas 78660

PRSRT STD
U.S. POSTAGE
PAID
PEEL, INC.

Voice 512-989-8905

www.PEELinc.com

WN