



Winchester Country

Published Monthly by the Winchester Country Civic Association

Volume 5, Issue 6

June 2008

JUNE

- 7 Home Swim Meet: Pool opens @ approx. 2:30 PM
- 12 Maintenance Board Meeting
- 15 Father's Day
- 23 Senior's Meeting @ Clubhouse 6:00 PM
- 24 Annual Homeowner's Meeting @ Clubhouse 7:00 PM

JULY

- 4 Fourth of July
- 10 Maintenance Board Meeting
- 28 Senior's Meeting @ Clubhouse 6:00 PM

AUGUST

- 14 Maintenance Board Meeting
- 25 Senior's Meeting @ Clubhouse 6:00 PM
- First day of school for CFISD

*Heavy Trash will be picked up on every Thursday unless it's a holiday. Heavy Trash **may** be picked up on Mondays if not a holiday depending on truck capacity. Heavy Trash that is not picked up on Monday will need to be removed from the curb until Wednesday night.*

Vicki Hamm

My name is Vicki Hamm. I am seeking a position on the Winchester Country Board of Directors. I have lived in Winchester Country for 24 years. I raised my daughter in this community. She is a senior at Jersey Village this year. I have volunteered for many of the events here in our community like the Easter event, Halloween event and help coordinate the swim parties just to name a few. I am a girl scout leader and volunteer at the schools. I have been in the accounting field for 30 years and feel my experience will help me for this position. I support activities for our youth and seniors in our community and I would like to see more done for them. I also would like to see more security in our community to continue to make this a great place to live. My objective is to try and make this great community in which to live and get residence involved in major decision that effect your and your money. Again my name is Vicki Hamm I hope I can count on your vote on June 24th.

Upcoming Elections and Annual Homeowner's Meeting

The Winchester Country Board of Directors would like to invite you to the annual homeowner's meeting which will be held on Tuesday, June 26th. Board Elections will take place at that time and they will be talking about the budget and what will be happening in the future for Winchester Country. Please mark your calendars and plan on attending.

This year there will be two Director's positions open. Anyone interested in running please contact Shannon Nogradi at SCS Management 281-463-1777. Anyone who would like more information about becoming a director please feel free to contact any of the current WCMA directors.

Nicole Chovanetz

Nicole Chovanetz – As a homeowner in Winchester Country for 12 years and a resident of northwest Houston for most of my life, I would like to become a Director of the Winchester Country Maintenance Association. As the self-appointed leader of a coalition of concerned residents, we worked diligently in an attempt to return recycling to our neighborhood. I contacted residents, prepared a petition and directed a canvas of much of the neighborhood to determine if residents wanted a return of curbside recycling. Although we were not successful, I would like to include the return of recycling to the agenda if feasible.

Prior to having children I successfully owned and operated a computer-consulting firm. Currently I am a stay-at-home mother with small children that will soon enroll in preschool and continue their education in the Cypress Fairbanks Independent School District. I want to increase my level of involvement in the community beginning with neighborhood government. I have a strong desire to insure the voices of our residents be reflected in the actions of the Board of Directors and will strive to pursue issues important to Winchester Country residents. Please consider me, Nicole Chovanetz, when choosing your 2008 Winchester Country Maintenance Board of Directors. Thank-you!

Winchester Country

WC Maintenance Association Board of Directors

President

Debbie Armel wcmapresident@winchestercountry.org

Vice-President

Bob Olivares wcmavp@winchestercountry.org

Secretary

Dan DellaSala wcmasecretary@winchestercountry.org

Treasurer

Karen Higgins wcmatreasurer@winchestercountry.org

Director

Jeff Mueller wcmadirector2@winchestercountry.org

Committee Chairperson

Community Coordinator

Holly Calbat..... wcmawchcoordinator@winchestercountry.org,
..... 281-890-8856
..... Fax 281-463-0050

Seniors Group Leader

Lynn Field ljfieldtx@att.net, 281-894-9532

Harris County Sheriff Numbers

Emergency or Crime in progress..... 911

WC Deputies 713-221-6000

Vacation Watch..... 281-290-2100

Important Phone Numbers

Post Office 1-800-275-8777

Harris County Flood Control District

Bayou Maintenance 281-684-4000

Harris County Animal Control..... 281-999-3191

SCS Management scs-wcma@winchestercountry.org, 281-463-1777

..... Fax 281-463-0050

Advantage Water Mgmt. (Water & Sewer Problems)

MUD 9,10 & 11 281-807-9500

WCA Waste (Wed. & Sat.) 281-368-8397

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July 2008

Newsletter Deadline is Friday, June 6, 2008.

Submit Your articles and Photos to:

Newsletter Editor

Email wcmawchcoordinator@winchestercountry.org

Mail 9607 Rio Grande Houston, TX 77064

Don't want to wait for the mail?

View the current issue of the
Winchester Country Newsletter
on the 1st day of the month at
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Winchester Country

June Birthdays

Abel Rodriguez	June 1
Caleigh Morgan Garza	June 1
Dan Heffern	June 4
Reyshawan Lavigne	June 5
Jared Lukert	June 9
Vanessa Donat	June 9
Gordon Nangmenyi	June 9
Nathan Dorr	June 12
Nikki Dixon	June 13
Cheryl Burgess	June 20
Stephanie Valdez	June 20
Ashton Gilbert Garza	June 23
George Garcia	June 23
Julian MacDonald	June 23
Nathan Garrett Polly	June 23
Mary H Uresti	June 24
Nicholas Stellas	June 27

June Anniversaries

Tom & Jennifer Piotrowski	June 3
Rudy & Cecilia Navarro	June 5
Gilbert & Melba Garza	June 8
Brian & Tammie Bartkowiak	June 11
Joseph & Gaylyn Maurer	June 17
Gene & Dana Foote	June 21

POOL CARDS

Pool registration is well under way. Thank you to all the residents who have already turned in their pool registration forms. Once your pool cards have been activated you will receive an e-mail or a phone call letting you know your cards are activated. If you have turned in your form and you have NOT received a confirmation e-mail or call please contact me at 281-890-8856. Thanks and happy swimming.

Holly Calbat

Winchester Country Coordinator

www.winchestercountry.org



Be sure to check out our website at www.winchestercountry.org. There you will find Neighborhood contact information, Important community telephone numbers, a calendar of events, deed restrictions, clubhouse and pool information, back issues of the newsletter and many more important resources.

ACC Application

Before making any improvements/repairs or additions to your home, please request a copy of the ACC Application from SCS Mgmt Services, or come to the office at the Clubhouse (see hours someone will be there) or go to website at www.winchestercountry.org and download the form.

4th of July Block Party

Friday, July 4
5:30-9:30pm

Everyone Is Invited!

Live Music

Rock | Country | Contemporary Christian

Food

BBQ | Chick-fil-A | Nachos | Snowcones | Ice Cream
Popcorn & Drinks

Free Drawings

Gift Certificates | Family Fun

Games & Fun

Giant Inflatable Slide | Twin Peaks Climbing Wall
Caterpillar Obstacle Course | Moonwalks
& the Big Playground will be open!

Fireworks! Fireworks! Fireworks!
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Seniors Group Trips and Plays for May, June, and July, 2008

Please choose any or all of the following exciting entertainment events. For more information, talk with Helen or Marlene.

1. **Saturday, May 3, 2008**
Boy's and Girl's Country Spring Festival Tour.
BBQ, Arts and Crafts. AARP Precinct 4 Bus Tour.
Dep: 8:30 a.m.—Ret: Abt. 3:00 p.m.
Cost: \$1.00 per person.
2. **Friday, May 16, 2008**
Dining will be at " " restaurant and is extra.
Later that evening, Playhouse 1960 presents the play "Barrymore".
3. **Friday, June 6, 2006**
Dining will be at " " restaurant and is extra.
Later in the evening, Playhouse 1960 proudly presents the musical "Chicago"
4. **Saturday, June 21, 2008**
"Magnolia Opry". AARP Precinct 4 Bus Tour.
Depart: 4:00 p.m. Return: about 11:00 p.m.
Cost: \$13.00 per person excluding dinner.
5. **Wednesday, July 23, 2008**
Federal Reserve Bank and the Ima Hogg House at Bayou Bend. Lunch at the Cleburn Cafeteria. The Federal Reserve Bank requires names & phone numbers of all visitors. AARP Precinct 4 Bus Tour.
Depart: 8:45 a.m. Return: about 6:00 p.m.
Cost: To be announced...

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Cypress, TX 77433
Lone Star College-Fairbanks Center
14955 Northwest Freeway
Houston, TX 77040



Winchester Country

2008 Winchester Country Registration Form Pool and Directory Information

This form needs to be filled out each year to activate pool cards

Resident Name _____
(Last, First name)

Address _____ Own _____
Rent _____ Owners Name _____

Home Phone # () _____ Work Ph# () _____ Cell Ph# () _____
Work Ph# () _____ Cell Ph# () _____

Emergency contact: Name _____ Ph# () _____

E-MAIL Address (#1) _____

(#2) _____

Household Members	Birth date	Medical Conditions
<u>Include your self</u>	Falsifying birth dates will result in loss of pool privileges. Use Back side if more room is needed.	

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Note: Any lost cards will be assessed a fee of \$10 per card.

Please make your check payable to WCMA if you have lost your pool cards.

Please print your card numbers below from the previous year, so they can be reactivated for this year.

Card # _____ Card # _____

Card # _____ If you are a New Homeowner, leave the card number blank, we will send you two cards for use of the pool.

I have read and hereby agree to abide by the WCMA's Pool Rules posted at the Pool and Newsletter.

Homeowner's signature _____ Date _____

After May 31st there will be a \$10 fee charged to receive your pool cards or to activate them.

Please fill out, sign, stamp and mail to:

**Pool Coordinator
9607 Rio Grande
Houston, Texas 77064**

-OR-

Put it in the mail slot at the clubhouse/pool to the left of the gate under bulletin board

If you do not wish to be included in the Winchester Country eMail list, please check here. _____

Winchester Country

Winchester Country Pool Rules 2008

1. All rules apply to Adults and Children.
2. Only registered Winchester Country and Winchester Meadows residents and their guests will be allowed to use the pool. Maintenance fees must be current and pool registration must be on file in Guard office at the pool.
3. All residents must hold current pool cards in order to use the pool.
4. The telephone located in Guard's Office and Guard Check-in Station is for emergency use only.
5. Children under 10 must be accompanied by an adult (18 years or older).
6. The baby pool is restricted to non-swimming children who are under the age of 5.
7. Non-swimming children must stay in the baby pool and within arms reach of an adult. This also goes for the large pool.
8. All non-potty trained children must wear swim diapers at all times provided by the Resident.
9. Parents or Guardian are responsible for children and/or guests in both the baby pool and large pool at all times.
10. Running is not allowed in the pool area. No horseplay will be tolerated either in or out of the water.
11. Glassware/glass containers are not allowed in the pool area. No alcoholic beverages are allowed in the pool area. Users of the pool are responsible to clean their area and use facility trashcans to discard their trash.
12. Abusive/offensive language or gestures, screaming, yelling or the playing of loud music or music with inappropriate lyrics will not be tolerated.
13. Smoking is not allowed in the fenced area of the pool facility. There are



- designated smoking areas in front of the Coordinator office and Clubhouse II.
14. Diving is allowed from the diving board only. No diving in the shallow end. Divers must jump straight out and not toward the sides.
 15. All persons younger than 18 years of age will leave the water during the scheduled hourly Lifeguard break / Adult swim period and sit away from the pool edge. Adults at least 18 years of age can swim at their own risk at this break time.
 16. All swimmers must wear swim suits. No cutoffs are allowed.
 17. Only Coast Guard approved floatation devices will be allowed and must be approved by the lifeguard staff.
 18. Persons with bandages and/or open sores will not be allowed in the pool.
 19. Cocoa butter, baby oil or other similar products will not be allowed in the pool. Commercial suntan preparations only.
 20. No pets are allowed in the pool area.

21. Gum chewing is not allowed in the water or pool area. All food is confined to the deck area only.
22. The Association is not responsible for lost or stolen items or unclaimed items on the "Lost & Found" shelf. Unclaimed items will be disposed of throughout the pool season.
23. All non-swimmers must wear Coast guard approved floatation devices.
24. Adult supervision is required at all times as relates to non-swimmers.
25. Only 2 non-swimmers per adult will be allowed.
26. All guests will be charged \$1 daily and may be issued a guest pass that must be returned upon leaving.
27. A resident must accompany all guests and is responsible for the guest's conduct.
28. No climbing on shade awning support poles or perimeter fencing.
29. Do not hold or hang on lane or diving-well ropes.
30. Do not talk to or distract lifeguards on duty.
31. All issues need to be reported to Senior Guard on duty.
32. The lifeguards on duty will have the final authority for the enforcement of pool rules and the overall safe operation of the facility both explicit and implied by the Pool Rules and must be obeyed at all times.

Discipline

Infractions to pool rules will result in disciplinary action taken by the contracted pool Management Company and/or Winchester Country Board of Directors. Disciplinary actions may include time out and/or the suspension of cards from one day up to and including the remainder of the pool season.



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Winchester Country

POOL HOURS



May 30th through July 31st

Mondays Closed
Tuesdays through Sundays 12:00 PM – 9:00 PM

Exceptions and Notes:

*Saturday, June 7th – closed until 2:30 est. Swim Meet
Winchester Hurricanes vs. Jersey Village*
Wednesday, July 4th 12:00 PM – 11:00 PM

August 1st to 24th

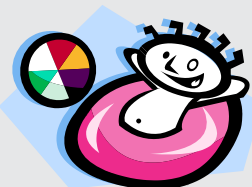
Mondays Closed
Tuesdays – Sundays 12:00 PM – 9:00 PM

August 25th – September 1st

Mondays – Thursdays Closed
Fridays 4:00 PM – 9:00 PM
Saturdays & Sundays 12:00 PM – 9:00 PM

Exceptions and Notes:

Monday, September 1st (Labor Day) 12:00 PM – 9:00 PM
Tuesday, September 2nd Pool closed for the season.
Saturday, September 6th Pool shutdown/GHPM work Day



Swim Lessons

Winchester Country will again be offering swim lessons this summer. You can register on-line at www.takeaswimlesson.com. Fill out the registration form and someone will contact you.

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Winchester Country

Winchester Country Seniors' Club

If you are 55 years old and older we are looking for you. Come find out what a fun group we are and join us the 4th Monday of every month at the Winchester Country Clubhouse. In the past our group has enjoyed potluck dinners, bingo, outings to the theatre, lunch outings and other fun events. For more information please call Lynn Field, (Group Leader) at 281-894-9532.

Our next meeting dates will be as follows:

Monday, June 23, 2008 at 6:00 pm

Monday, July 28, 2008 at 6:00 pm

Monday, August 25, 2008

Thank you and we look forward to seeing you.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Winchester Country residents, limit 30 words, please e-mail to wchcoordinator@evl.net.

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 888-687-6444 or advertising@PEELinc.com.

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Winchester Country

4th of July Community Event

Join us Friday, July 4th for our traditional 4th of July event. We will have games at the swimming pool and music starting at 6:00 pm. Cake & punch will be served in the clubhouse at 8:30 pm. The firework show will begin at dusk.



Maintenance Association Meeting

Fourth Tuesday of every quarter - 7 p.m.

Swim & Tennis Club; 9607 Rio Grande Drive

Questions or information regarding Deed Restriction violation letters, your annual maintenance dues or Architectural Approval of any type must be requested and obtained in writing from:

Winchester Country Maintenance Association,
c/o SCS Management Services

7170 Cherry Park Drive; Houston, TX 77095

Phone: 281-463-1777 • Fax: 281-463-0050 • www.scsmgmt.com

Advertising Information

Please support the businesses that advertise in the Winchester Country Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter each month 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 Peel, Inc. Sales Office at 888-687-6444; advertising@PEELinc.com for ad information and pricing. The deadline for ads is the 10th of each month for the upcoming month's newsletter.

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WC

Winchester Country

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.

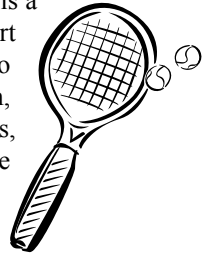
							1	
4	6							5
		5	3		8		7	
							9	1
					6		2	
1	7			2	3			
	3							9
5						4		7
2				4				

*See solution at PEELinc.com

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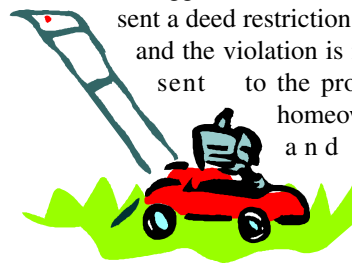
Tennis Court Cards

If you wish to obtain a tennis court card there is a \$10 deposit (unless you have the old tennis court key). You can either mail a check (made payable to WCMA) to WCMA, 9607 Rio Grande, Houston, Texas 77064 for \$10 with your name and address, or you can drop it off at the clubhouse. Outside the gates there is a slot; just put your envelope in there and a card will be sent to you.



Forced Mowing

In an effort to continue to make Winchester Country a great Neighborhood in which to live the WCMA board has adopted a more aggressive mowing policy. In the event a property is



sent a deed restriction violation letter to mow the property and the violation is not corrected a lawn service will be sent to the property and mowed at a cost to the homeowner. If a violation letter is received and a resident needs additional time or assistance please contact Pam of Debbie Kay at SCS Management at 281.463.1777

John's Pretzels



- 2 lb. sourdough pretzels
(2 boxes Snyder's pretzels,
broken into pieces
- 1½ c. safflower oil
- 2 tsp. garlic powder
- 2 tsp. dill
- 2 tsp. lemon pepper
- 1 pkg. Ranch Dressing

Stir all ingredients together. Bake 45 minutes at 250° (stir every 15 minutes) on 10½ x 15½ inch pan. Drain on paper towel. Store in large Ziploc bags. *Enjoy!*

Happy Father's Day!

Dad is sure to enjoy this fun recipe on Father's Day and yearround!

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WINCHESTER COUNTRY MARKET REPORT

Courtesy of "SUPER DAVE"

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

	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08	Apr 08
\$150,000 +	0	1	0	0	2	0
\$140,000 - 149,999	0	0	0	1	1	1
\$130,000 - 139,999	0	1	0	1	2	3
\$120,000 - 129,999	2	2	0	1	1	1
\$110,000 - 119,999	0	0	0	0	0	1
\$110,000 -	4	2	2	1	1	2
TOTAL	6	6	2	4	7	8
Highest \$/Sq Ft	87.54	78.49	50.27	79.69	71.74	76.92

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

Recent Sales by "SUPER DAVE" in Winchester Country

- 10107 Cedaredge
- 10151 Storm Meadow
- 9922 Arrowgrass
- 10127 Storm Meadow
- 9711 Territory
- 9918 Cabin Creek
- 10106 Cedaredge
- 10126 Storm Meadow
- 10307 Prospect Hill
- 9703 Cabin Creek
- 9818 Territory
- 10315 Ash Fork
- 9527 Round Up
- 10122 Storm Meadow
- 10402 Tablerock

David "Super Dave" Flory



- #1 Selling Agent in Winchester 1991-2007!*
- #2 Selling Realtor in Texas!**
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- Over 96% of David's Listings Result in a Sale

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*According to information taken from the Houston Board of Realtors MLS computer

**Realtor Teams per Remax 9/2007

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