

Windermere Lakes

HOMEOWNERS ASSOCIATION



June 2008

www.windermere.com

Volume 2, Issue 6

PRESIDENT'S MESSAGE.....

What Do Residents Think?

Windermere Lakes residents are among the more than 60 million Americans who live in homeowners associations and condominium communities. Since Homeowner Associations are often looked at in a negative light, how do these 60 million residents feel about their own associations? Are they happy with their elected boards? How do they feel about the rules?

The WL HOA board members are members of Community Associations Institute (CAI). Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, competent, harmonious community associations. For more than 30 years, CAI has been the leader in providing education and resources to the volunteer homeowners who govern community associations and the professionals who support them.

The Foundation for Community Association Research, an affiliate of CAI, sponsored a national public opinion survey to answer these and other questions. The research, conducted by Zogby International, shows that more than 7 in 10 community association residents say they are satisfied with their community association experience. Only 9 percent express dissatisfaction, and 19 percent are neutral on the question.

Here are more findings from the November 2007 survey:

- 88 percent of community association residents believe their association board members strive to serve the best interests of the community.

- 73 percent say their professional managers provide value to their communities.

- 77 percent say they get a good return for their assessments, while 20 percent expressed some level of dissatisfaction.

- 74 percent believe their community association rules "protect and enhance" property values. Only 3 percent say rules harm property values, while about 22 percent see no difference.

According to Zogby, 86 percent of respondents said they knew they were moving into an association when they decided to purchase or rent a home in their community. For 61 percent, the existence of an association had no impact on their decision, but 30 percent said the association made them more likely to buy or rent. Only 9 percent said they were hesitant to join an association community. This finding should tell sellers and realtors that the existence of a well-run association can and should be part of the sales pitch.

While these findings are positive, we'd like to think that we would do even better than the national averages. If you don't think that's the case, we encourage you to contact SCS Management or contact the board via the neighborhood website at www.windermere.com.

More survey results are available online at www.caionline.org/about/survey.cfm

Kevin Swicegood, 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

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Windermere Lakes

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Windermere Lakes HOA 2007 Board of Directors

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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.*

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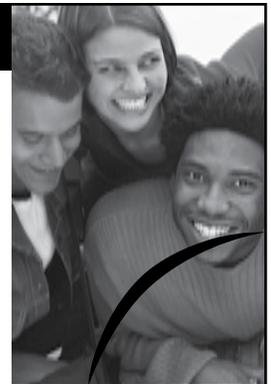
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Contact: **Kathey Hoffmaster x240**
Gerri Rougeau, Windermere Lakes Resident

LANDSCAPE FOCUS Windermere Yard of the Month



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

The homeowner receives a \$25 Gift Card from Home Depot, bragging rights to the honor AND our WL Yard of the Month remains in their yard during the month. Our thanks go out to those that care about their homes and keep their lawns maintained.

Several swimming pools seem to be going in around Windermere ... Congratulations to those of you that are having pools put in! You are in for a fun summer in your own pool!

Residents don't forget to send in your request for any home improvements or pools so you will not be in violation of the ACC Guidelines. Your request will be reviewed promptly so as not to delay your project!

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!

*Sreehari Gorantla
Landscape Committee*

Congratulations!

The winner is..... **MIRAMAR SHORES DR.**

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NEIGHBOR TO NEIGHBOR

- **For Sale:** Beautiful Patio Furniture - 60"x42" Ceramic Mosaic Bar Height Table and Four (4) Vehice Barstools. Orig Cost \$2000., will sell for \$1200. (purchased 10/07) Contact Phil Meyer 281-467-9028, 281-894-8381 - Windermere Resident
- **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@windermere.com
- 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@windermere.com and we will contact you to obtain all the information so we can make it a win-win situation for everyone!

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

Pool has been open on weekends... its that time of year again! Official Pool Opening Party held May 24, 2008! If you don't have your pool tag, better contact SCS Management as they are checking at the pool entrance for resident eligibility.

We apologize for the repairs that were going on during Mother's Day weekend, but we hope all that is behind us now and we are on for great swimming throughout the summer.

Discussions are in process for some pool furniture as our current furniture is getting a bit worn.

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*

WL Social Committee Corner

Hello Again WL Residents!

A special thanks to all those who came out and participated in our Easter Egg Hunt that was held on Saturday, March 22! We are **FINALLY** getting the photos in our newsletter - we apologize for the delay in sharing these with you.

POOL OPENING PARTY... May 24th - great success!! Hot Dogs, Hamburgers, Veggie Burgers with all the trimmings! We had Joe Sanchez spinning our tunes and added Karaoke this year to the fun. Hope you had a good time. If you did, please let us hear from you so we know we are doing things that you enjoy. If there are things that you would like changed or different, let us know that too!

We sure do need help with this social event. If you have any ideas or would like to assist us, I can be contacted at oldchristian@gmail.com. I would love to hear from you and urge you to consider becoming a committee member.

I'll see you next time...

*Bill Wentzell, Chairperson
WL Social Committee*



The Foot Wellness Center



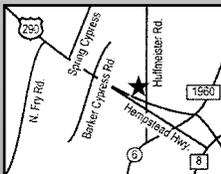
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INFO FROM THE BOARD....

Living in and around Windermere Lakes is a unique and beautiful experience. The lakes make our daily living experience the best of all things! We enjoy great neighbors, a beautiful neighborhood and we get to enjoy the lakes each and every day! It is like having a primary home and a weekend home on the lake at the same time!

However, with that beauty and fun comes some additional responsibility. Often neighborhoods like ours create an 'attractive nuisance' situation. Non-Residents are attracted to our amenities and want to come into our neighborhood to look around at the lakes, fish or on occasion, even trespass in our backyards to get a better view of the lake or catch some of the fish! Accidents could happen when these persons or even our guests are on our property. What if we get sued as a result of one of these accidents? May or may not be our fault, but who pays for the cost to defend us?

In an effort to protect yourself, we have included an article about Personal Umbrella Liability. This is coverage that should be considered for personal financial protection.

Should I purchase an umbrella liability policy?

If you are ever sued, your standard homeowners or auto policy will provide you with some liability coverage, paying for judgements against you and your attorney's fees, up to a limit set in the policy. However, in our litigious society, you may want to have an extra

layer of liability protection. That's what a personal umbrella liability policy provides.

An umbrella policy kicks in when you reach the limit on the underlying liability coverage in a homeowners, renters, condo or auto policy. It will also cover you for things such as libel and slander.

For about \$150 to \$300 per year you can buy a \$1 million personal umbrella liability policy.

Because the personal umbrella policy goes into effect after the underlying coverage is exhausted, there are certain limits that usually must be met in order to purchase this coverage. Most insurers will want you to have about \$250,000 of liability insurance on your auto policy and \$300,000 of liability insurance on your homeowners policy before selling you an umbrella liability policy for \$1 million of additional coverage.

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What's Happening On The Lakes...

FLAMINGO LAKE:

Congratulations go out to: Joshua Lee Stewart, grandson of Windermere Lakes resident, Sandra Stewart, is graduating Magna Cum Laude from Jersey Village High School - Class of 2008. Josh has received an academic scholarship to attend Houston Baptist University in the fall and will be playing baseball for the HBU team, the Huskies. We love you and God bless you, Josh.

The 'Flamingo Lake Yacht Club' group was on the move again! On Saturday, May 17th the group went to hear 'Dave, the Musical Flamingo' at Mike's Ultimate Sports Bar on Highway 6. Dave Krobath's band, "Un-Called 4" was playing so that is where the party was! Great job Dave... we enjoy your music!

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@windmerelakes.net and we will put you in touch with their group. This is how great neighbors become great friends!

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@windmerelakes.net

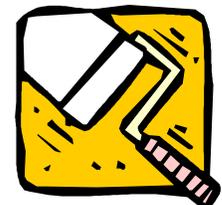
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Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-989-8905 or advertising@PEELinc.com.

Security Report

Summer is here - School is Out! That means our children are having fun for the summer and will naturally be out and about the neighborhood. You can be sure the pool and playground areas are magnets for children during the summer.

Windermere residents are again cautioned to drive carefully within our community. Obey the posted speed limits and when entering Windermere, please be sure to come to complete stop at the signs. If you see other drivers violating these posted limits or stop signs, please give them a shout so they know there are children in our neighborhood to be concerned about.

As always, please be aware and on the lookout for any persons you believe to be suspicious and/or that do not appear to belong in our neighborhood. Please report them 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

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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.

	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08	Apr 08
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	1	0	0	0	0
\$300,000 - 349,999	1	0	0	0	0	0
\$250,000 - 299,999	0	1	2	0	0	1
\$200,000 - 249,999	0	0	1	1	0	1
\$200,000 -	1	0	0	0	0	0
TOTAL	2	2	3	1	0	2
Highest \$/Sq Ft	82.74	97.54	93.29	109.87		84.85

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

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