

Windermere Lakes

H O M E O W N E R S A S S O C I A T I O N



July 2008

www.windermerylakes.net

Volume 2, Issue 7

President's Message

WL Fish Stock in Peril.. WHO is to blame?

Again, there have been reports of several residents 'cast net fishing' on our Windermere Lakes. This is absolutely prohibited and endangers the lake stock in ways that are unacceptable to those of us that care about our lakes and the fish. Even more serious, this is a violation of the fishing rules and guidelines for our lakes. We do have photographs of one of the offenders and have instructed SCS Management to provide the necessary warning to the homeowner so this can be stopped immediately or pursued legally.

Those of you that care about our lakes and the enjoyment they bring to all of us, please be sure to report anyone that may be fishing unauthorized on our lakes or any person fishing in a manner that is not within the rules established by Windermere Lakes HOA. A large portion of your HOA dues are used to stock, feed and maintain our lakes.

We have scheduled the Rules and Guidelines below. If you see your anyone not adhering to the rules, please share a copy with them and report the offenders to SCS Management or www.windermerylakes.net for further action.

Windermere Lakes Fishing Rules & Guidelines

- Windermere Lakes allows only catch and release fishing.
- Fishing is permitted only for WL Residents and their guests.
- Guests should be accompanied by a WL Resident at all times.
- Compliance with Texas Parks and Wildlife licensing requirements, rules and regulations is required by all persons.
- Circle hooks must be used for all bait fishing.
- There shall be absolutely no catching of fish by nets or any other such devices.
- No exotic fish such as aquarium fish or fish caught in other rivers, lakes or ponds should be released into Windermere Lakes.
- Dispose of all trash, bait containers, picnic materials and fishing line in a responsible manner.
- Swimming and diving in the lakes is unsafe and strictly prohibited.
- Children should be monitored at all times while fishing or near the lakes.
- In case of emergency call 9-1-1.
- If there are conditions on the lakes which should be corrected, please contact the HOA Board through windermerylakes.net immediately.
- Fishing by non-residents can be treated as trespassing.

Kevin Swicegood, President



Info From The Board....

Welcome to the Neighborhood

If you rent a home in Windermere Lakes, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings.

Sometimes we can't reach you to announce a party or meeting, especially if you're leasing from an out-of-state owner or a corporation. If this is you, please let SCS Management or contact us at www.windermerylakes.net to advise your name, address, and phone contact information. We will include you on all our mailing lists.

In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. These reasonable rules protect property values, preserve the nature of our community and make life more enjoyable for everyone. If you need a copy of our rules, please contact SCS Management or a board member. The association has the legal authority to enforce all rules, which we do equitably and consistently. We don't like to take action against those who may not have received this important information, but it is our obligation to do so.
- Renters are entitled to all the privileges of association membership except voting. We can't extend those privileges to you if we don't know who you are. Contact SCS Management or a board member and let us know how to reach you. That gives you the advantage of knowing what's going on in the community.
- You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an Windermere Lakes home owner some day.

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.*

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Contact: **Kathey Hoffmaster** x240

Gerri Rougeau, Windermere Lakes Resident

The Foot Wellness Center

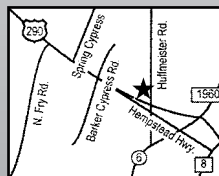


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What's Happening On The Lakes...

FLAMINGO LAKE:

The 'Flamingo Lake Yacht Club' is planning their Annual July 4th Boat Parade... be sure to be watching on Flamingo Lake about 6pm on July 4th. If you'd like to join the parade on the Lake, please be sure to contact us at www.windermerylakes.net so we can get you in touch with the group.

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!

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

LANDSCAPE FOCUS

Windermere Yard of the Month



Congratulations!

The winner is.....**10219 SAND DOLLAR.**

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

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.

****We have a correction for our MAY winner...
the address should have read 10147 RIPPLE LAKE.**

**We apologize for the error
and thank you for a great job!**

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

*Sreehari Gorantla
Landscape Committee*

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NEIGHBOR TO NEIGHBOR

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

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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WI Social Committee Corner

Hello Again WL Residents!

JULY 4th is here again!! Watch for the signs in the neighborhood announcing our Windermere Lakes Annual July 4th Parade!

Decorate your bikes, trikes, wagons, skateboards or anything that you would like to in the parade. contests for the and there is even 'Most Patriotic Join in the fun We look forward to at the Clubhouse 'start area' for the We sure do need social event. If ideas or would like be contacted at oldchristian@gmail.com. I would love to hear from you and urge you to consider becoming a committee member.



use to participate We will have best decorations prizes for the Pet' costumes! and fellowship. seeing all of you which will be the parade. help with this you have any to assist us, I can

I'll see you next time...

*Bill Wentzell, Chairperson
WL Social Committee*

Clubhouse Pool, Patio 'n' Playground

(Recreational Facilities Committee)

In late May, early June, the pool area was definitely not up to our HOA standards and we took action to get all the corrections made so you can now enjoy your pool and clubhouse facilities. You should notice a huge difference in the cleanliness of the pool and we apologize for that period of time when some breaks or problems did not allow the pool area to drain properly causing unsightly discoloration to the area. This was not attractive or appealing to our resident swimmers and efforts were made to get the various items repaired quickly.

If you don't have your pool tag, better contact SCS Management as they are checking at the pool entrance for resident eligibility. Those residents that are delinquent in HOA dues or other charges may be denied access to the facilities until such time as the outstanding balances are cleared.

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*



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"Fire Crackers"

Recipe Courtesy of Gerri Eubank

These crackers can be served with cheeses, soups, dips or whatever you desire! They are extremely flavorful and different! You can make them as spicy as you dare! Serve these at your next get together and everyone will want the recipe!

You'll Need

- 1 Box (4 sleeves/pkgs) Premium Saline Crackers
- 2 Pkgs Hidden Valley Buttermilk Recipe Salad Dressing Mix (Dry) (Must be 'Buttermilk Recipe')
- 2 Tsp. Cayenne Pepper (Or, more if spicier taste desired!)
- 1 Cup Canola Oil (Must be Canola Oil)
- 1 Large Tupperware Bowl or Plastic Container with Seal-Tight Lid.

In the bowl, open and place the entire 4 sleeves of saline crackers - loosely scattered. Add dry ingredients, Hidden Valley Salad Dressing Mix and Cayenne Pepper - Sprinkle these dry ingredients over the crackers, close bowl and gently tumble to get dry mixture on crackers.

Then pour the Cup of Canola Oil over the crackers slowly, trying to be sure that the oil is distributed over as many crackers as possible. Place lid on the bowl/container and gently tumble the container to coat the crackers with the oil and dry mixes.

Occasionally turn the container over until you see most of the oil/mixture has been absorbed. Let crackers sit in the air-tight container several hours (overnight is better). Ready to eat and enjoy!

Teenage Job Seekers

NOT AVAILABLE ONLINE

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.

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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.

	Dec 07	Jan 08	Feb 08	Mar 08	Apr 08	May 08
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	1	0	0	0	0	0
\$300,000 - 349,999	0	0	0	0	0	0
\$250,000 - 299,999	1	2	0	0	1	4
\$200,000 - 249,999	0	1	1	0	1	0
\$200,000 -	0	0	0	0	0	0
TOTAL	2	3	1	0	2	4
Highest \$/Sq Ft	97.54	93.29	109.87		84.85	88.36

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

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