

Windermere Lakes

HOMEOWNERS ASSOCIATION



January 2009

www.windermerylakes.net

Volume 3, Issue 1

President's Message

Our Annual Homeowner Meeting was held on November 12, 2008. There was a Quorum reached and we proceeded with the business of the Windermere Lakes Homeowner Association.

There was much discussion at the meeting regarding the 2009 Financial & Budget Report. We want to assure all residents that we are monitoring expenses as closely as possible, without compromising the integrity of repairs and items that must be maintained or provided on behalf of our neighborhood. The rising costs of energy, the age/condition of many of our fountain pumps and motors has presented a real challenge. We are financially sound and are making every effort to obtain competitive bids and review all contracts again during 2009 for cost improvement while not sacrificing service standards.

Windermere Lakes did suffer perimeter fence damage from Hurricane Ike so those expenses have to be considered on behalf of our residents. Those repairs should have been completed or well on the way to completion at the time of this newsletter.

Speaking of newsletters, our newsletters for November and December 2008 were not our usual communication as the Hurricane Ike catastrophe occurred and our editor, Gerri Eubank was hospitalized. We did not have any Windermere Lakes information submitted as everyone was recovering from Hurricane Ike damages and related inconveniences. Thanks to Peel, Inc., our publisher, they managed to continue the newsletter with content non-specific to Windermere Lakes so there was no lapse in our newsletters. We appreciate their assistance!

The elections were held for our 2009 Board of Directors and we want to express our appreciation to those members that have so generously served the Windermere Lakes HOA during 2008:

Kevin Swicegood, Sreehari Gorantla, Kevin McClard, Gerri Rougeau-Eubank, Tom DeJohn

Kevin McClard and Tom DeJohn will not be returning on the Board of Directors for 2009 and they will be greatly missed! **THANK YOU FOR ALL YOU HAVE DONE FOR WINDERMERE LAKES!** (However, they aren't getting far as we need them to continue working on behalf of Windermere Lakes as their input is very valuable to all of us!)

We have two (2) new Board Members that have joined the team for 2009: Brian Greenhouse and Mandeep Thukral

Welcome to each of you and we all look forward to working with you.

Get involved.... we could use your expertise on our 2009 Committees!

Kevin Swicegood, President



A HAPPY
NEW YEAR

Best Wishes for a Healthy, Safe and Prosperous New Year from Our Family to Your Family.
- Windermere Lakes Board of Directors

LANDSCAPE FOCUS

Windermere Yard of the Month

Congratulations!

The winner is.....



12015 Sunrise Way

This winner's landscaping was great and impressed members of our committee as the selection for 'Yard of the Month' for December. This is their SECOND Yard of the Month Award... congratulations for the pride you have in your home and our neighborhood.

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 all residents that care about their homes and keep their lawns maintained.

We thank you for making our neighborhood more beautiful and enjoyable!

We do appreciate the time and participation by our judging volunteers during this selection process!

Sreehari Gorantla
Landscape Committee

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
 Directors..... Mandeep Thukal and Brian Greenhouse

Committees:

Lake..... Tom DeJohn
 Social..... Kenya Castille (Chair) Bill Wentzell (Co-Chair)
 Clubhouse/Recreational Facilities Dianne Wentzell
 Communication..... Gerri Rougeau-Eubank
 Landscape Sreehari Gorantla
 Finance..... Sreehari Gorantla
 Architectural Control/Deed Restrictions TBA

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

** We are in the process of establishing our Committees for 2009 and need resident volunteers! 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

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Message From The Board

HAPPY NEW YEAR to ALL! We hope all the residents of Windermere Lakes

enjoyed their holiday season and are ready to begin the journey for a great 2009. The decorations for our neighborhood during the holidays were fantastic! A big thanks goes out to those residents that made the spirit of the holidays even more evident with the display of beautiful lights and holiday themes. Every year more lakeside residents decorate their back lake fences and homes. Seeing this participation can really put you in the holiday spirit as the lights reflect off the lake.... Awesome!

This is our first newsletter of 2009 and we really want the newsletters to contain more information that YOU want to see and read. In order to accomplish this, we need your assistance! Without your input, the newsletter becomes less personal and more advertising! We continue to believe that communication is an essential part of making Windermere Lakes a better place to live and allowing all of us to know what is planned or what has happened on a timely basis.

The newsletter is designed to distribute information about Windermere Lakes and the things that are happening in/around the neighborhood. If you have any information that you would like to share or see in the newsletter, please take time to let us know.

Special thanks go out to Bill & Dianne Wentzell, Kevin Swicegood,

(Continued on Page 3)

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Message from the Board - (Continued from Page 2)

Kenya Castile, Sreehari Gorantla, Gerri Eubank and all the volunteers that worked on the 2008 Holiday Party. It was a huge success. Everyone seemed to enjoy visiting with their Windermere Lakes neighbors and of course, 'Breakfast with Santa' was a great way to start the day!

Thanks to all those that have volunteered and worked on the various committees for Windermere Lakes this past year... your participation is appreciated AND will be greatly welcomed again for 2009!

While we do greatly appreciate our current volunteers, the Board is asking for additional Committee Volunteers so we can further develop the working committees for 2009. There will be some leadership changes for 2009 and new committee chairpersons... they will need your support and assistance to reach their goals for 2009! The WL Committees are an important part of our neighborhood and directly benefit all residents. The stronger and more active our committees are will allow us to better serve you!

Please contact us if you are interested in participating on any committee... remember, the more volunteers we can count on make the overall projects easier for everyone! WE NEED YOU!!

www.windermereLakes.net

Landscape Focus

Windermere Yard of the Month Congratulations!

Our November winner was.....

10226 Ripple Lake

(No Photo Available)

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

The homeowner received 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 all residents that care about their homes and keep their lawns maintained.

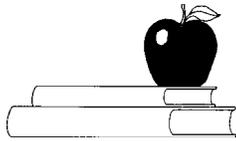
We thank you for making our neighborhood more beautiful and enjoyable!

We do appreciate the time and participation by our judging volunteers during this selection process!

Sreehari Gorantla

Landscape Committee

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Saturday 8am-1pm
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Saturday 9am-12pm

meet our team

Huong T Le, MD
Quoc Le, MD
Alex Nguyen, MD
Blandina Sison, MD
Marian Allan, MD
Anthony Yee-Young, MD
Diana Malone, MD
Shital Patel, MD
Heidi Nashed-Guirgis, MD
Luz Marquez, MD
Jennifer Dong, MD
Haley Nguyen, MD
Tami Berckenhoff, PA-C
Brandi Valenzuela, PA-C
Sydney Payne, PA-C

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for the
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Our doctors are board certified in Family Practice, Internal Medicine and Pediatrics. We have experience of 20+ years in the medical field. We look forward to providing our patients with excellent services at our new location as well as maintaining our current care in the 1960 area. For those patients living in the 290 area, we encourage you to schedule appointments at our second location.

Because sickness doesn't revolve around a Monday-Friday 8-5 schedule, we offer Urgent Care for your convenience. Our 1960 location has extended hours with evenings and weekends available. The 290 location offers Saturday hours from 9am-12pm.

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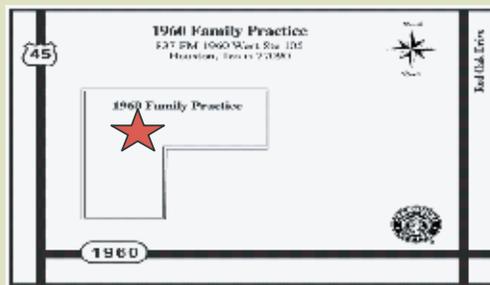
1960



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Windermere Lakes

WI Social Committee Corner



The Christmas Holiday party held on December 6th, at the Clubhouse, was a great success! I want to personally thank all of you who helped in any fashion. The food and fellowship, as always, was great and included some tasty treats for everyone.

It was a pleasure to see all of you there! I enjoyed meeting some of our newcomers from the neighborhood. This was a great opportunity to visit with our neighbors and get to know those newcomers as well as visit with many other residents of our community.

'Breakfast with Santa' on Saturday morning was especially exciting! We all watched the children as they excitedly made their way to see Santa to share their wish for Christmas and to receive an extra special treat. We hope you enjoyed the photographs of the children with Santa and if you would like to ask Santa to join us for breakfast again next year, please let us know! Santa's schedule is extremely busy so we need to put our order in now so he can get us on his travel schedule for 2009!

We are looking forward to the new year of events at Windermere Lakes. If you are interested in volunteering for any event, we can be reached at www.windermere.com. We are looking for new committee members, guaranteed fun and fellowship.. contact us!

Social Committee Chair: Bill Wentzell

Note: We will be changing to a new Social Committee Chair for 2009. Kenya Castile will be taking over the reins and has some great ideas. I will continue to be available and hope YOU will volunteer to assist so we can continue our great parties and social activities for 2009!

2009 CALENDAR OF EVENTS: Dates to be Advised ... Planning Sessions Going on Now!!

Security Report

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.

We are again experiencing Auto Vandalism throughout the neighborhood. Please DO NOT keep any items of value in your vehicle as they are breaking windows, rummaging through the vehicle for anything of value.

Our own vehicles were broken into (both at same time) on 12/11/08 (Miramar Shores). While there were no real items of value left in the vehicles, the hassle of the broken windows and inconvenience of repair requirements was enough to really make us angry.

We did report the incident to Sheriff's Dept. and Officer John Griffin was there to assist us. While there he could catch them that morning, he is trying to regularly be in our neighborhood as he would really like to catch the persons doing the damage!!

On a lighter note, we have new 'Fishing Signs' that have been put in the lake areas. These signs advise that the lakes are for Resident Fishing Only.. If you see anyone that shouldn't be on our lakes, please report:

Emergency: 911
Sheriff's Dept. 713-221-6000 (Non-Emergency)

Stay safe and help keep a watchful eye on our neighborhood!

WL Security Committee

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Contact: Kathey Hoffmaster x240
Gerri Rougeau, Windermere Lakes Resident

Rachael's

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ALL OF YOUR
BUSINESS IN 2008.



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

While our pool area is closed for the winter, we need volunteers to share ideas and assist with the planning of fun for both the children and adults of Windermere Lakes for our 2009 Pool Season.

Our Clubhouse is available for rental. You can contact SCS Management to secure your date and the rules/regulations for rental. Information is also on our website at www.windermere.com

If you are interested in being part of our Committee to make our pool and recreational areas more enjoyable, please contact Dianne by email at ldwentzell@gmail.com or through the website at www.windermere.com. *We hope to hear from you soon!*

Dianne Wentzell, Chairperson, WL Recreational Facilities Committee

What's Happening On The Lakes...

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@windermere.com

NEIGHBOR TO NEIGHBOR

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!

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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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 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	0	1	0
\$300,000 - 349,999	1	0	1	0	0	0
\$250,000 - 299,999	1	0	3	0	0	1
\$200,000 - 249,999	2	1	0	1	0	0
\$200,000 -	0	0	1	0	0	0
TOTAL	4	1	5	1	1	1
Highest \$/Sq Ft	99.70	84.21	93.16	91.67	85.22	84.18

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



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