

Windermere Lakes

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



April 2009

www.windermerylakes.net

Volume 3, Issue 4



ANNUAL EASTER EGG HUNT

SATURDAY - APRIL 4, 2009
10:00am - 1:00pm
Club House and Lawn Area

President's Message.....

"VOLUNTEERISM - OFFER A HELPING HAND"

Community Associations like Windermere Lakes are not immune in this recession. Sadly, some homes have been abandoned. The homes were foreclosed and the owners moved away. When banks take over these properties, they usually don't realize they need to pay the regular assessment. With the depth of the foreclosure crisis and their own financial problems, banks are struggling to keep up.

It's hard not to complain about a nearby property looking downtrodden. We all want to come home to a community we can be proud of. If the house next door is abandoned or not maintained, offer to help. Be sure to check with the Association first if you want to clean up an abandoned property. The property may belong to the bank or the financially-strapped owner. If no one is given notice that volunteers are coming to help maintain a property, trespassing charges can be filed—not exactly a nice return on generosity.

If given approval to access a property, there are simple things volunteers can do to improve the look. When the trash is cleaned up, the yard is watered and mowed and the newspapers, door hangers and phone books are picked up off the porch, the home is less inviting to thieves and looks better.

Having unity in the community has never been more important than in times like these. Thankfully, as neighbors, we have one another. Don't get angry, get helpful.

Kevin Swicegood, President

LANDSCAPE FOCUS - *Windermere Yard of the Month*

Congratulations! The JANUARY 'Yard of the Month' Winner is..... 10130 Ripple Lake



10130 Ripple Lake

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.

Cleaning out and sprucing up your yard are good low-cost alternatives to major home improvement. Whether you hire a professional or have the skills and tools to do

it yourself, here are some tips to improve your lawn and landscape:

- Weeding, edging, planting beds and mulching go a long way toward improving a yard's look.
- Planting colorful annuals in beds or pots around the house and patio.
- Have your trees and shrubs professionally pruned, fix brown spots in the lawn and remove and replace diseased plants.

Homeowners who want help with their yard should seek an evaluation by a

(Continued on Page 3)

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 2009 Board of Directors

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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

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Advertising advertising@PEELinc.com, 888-687-6444

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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 leaf. (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.

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 consistantly 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.**

Landscape Focus - (Continued from Cover Page)

professional lawn or landscape firm. A professional can assess the health of the lawn, plants, trees and shrubs and offer recommendations for improvements.

Thank you for helping make our neighborhood more beautiful. 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! Thanks to those of you that have already started the process.

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

Sreehari Gorantla

Landscape Committee

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 @ 512-263-9181 or advertising@PEELinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

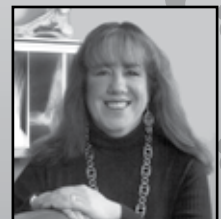
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Clubhouse Pool, Patio 'n' Playground (Recreational Facilities Committee)

Clubhouse/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.

Since the Clubhouse/Pool center is the "crown jewel" of our association, we need a clear access policy and that means you must have your association ID to access the facility.

First and foremost, we want to know who is using the facility. This will help us do a better job of meeting your needs and improving services. If we have information on the time of day or evening that the facility is used the most, we can budget and staff appropriately to accommodate our residents.

In addition, the Clubhouse, funded by your monthly assessments, is a privilege for association members in good standing, their renters and their guests. If you don't pay your assessments and share in the cost of operations and upkeep, you won't be able to use the facility.

We also want to ensure that those who don't live in our community, unless they are a guest of a resident, aren't contributing to the wear and tear of this valuable community asset.

If you forget the ID that gives you access to the Clubhouse/Pool, we usually give a one-time "freebie" and allow you to enter. We'll just remind you to bring it with you on your next visit. We may verify your eligibility, especially at the beginning of a new summer pool term. Our policy applies to all members and guests equally.

Come enjoy your Clubhouse/Pool, but remember your ID card! Our priority is also to make sure our members and guests are safe.

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.

Dianne Wentzell, Chairperson
Recreational Facilities Committee

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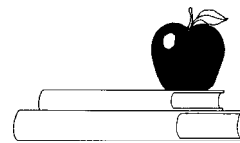


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WL Social Committee Corner

Hello Again WL Residents!

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.

MARK YOUR CALENDARS- TENTATIVE SCHEDULE (MAY BE SUBJECT TO CHANGE):

April 4, 2009 - Saturday:

10:00am - 1:00pm Easter Egg Hunt Clubhouse Lawn Area
We will have a full report on the Easter Festivities in the May newsletter.

May 2, 2009 - Saturday:

10:00am - 1:00pm Health Fair Clubhouse
In connection with 'Take a Loved One to the Doctor Day'

May 25, 2009 - Monday:

Memorial Day (This is not a hosted event)
Committee requests that all neighbors display Yellow Ribbons and U S Flags at their residences in support of the Armed Forces.

June 6, 2009 - Saturday:

3:00pm - 7:00pm Pool Party Luau Clubhouse/Pool Area
Start of Summer/School is Out Celebration! More information in the May newsletter, but be sure to watch for the signs around the neighborhood as a reminder.

MORE EVENTS TO BE SCHEDULED... TIME FLIES AND THE DATE WILL BE HERE FAST SO PLEASE MARK YOUR CALENDARS!

If you have any ideas or would like to assist us with the social events, I can be contacted at socialcommitteewindermerylakes@yahoo.com

I would love to hear from you and welcome you as a committee member.

Kenya Castile

Social Committee Chair

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 14, 2009. Lots of Irish Green Stuff (no, not money!)... just great food, snacks, beverages and music! Everyone was dressed in 'Green' and met up for the special occasion to enjoy some good food, 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



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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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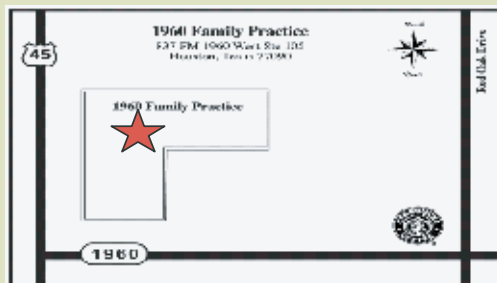
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Security Report

We know you want to feel safe at home and you should. Maybe you have tried trimming foliage, increasing exterior lighting and installing a home security system. Maybe you have even considered installing video cameras outside your home to feel more secure.

Before you invest in a high-tech video system, there are a few things to consider. Personal safety and privacy are two ideals everyone wants in a community, but they can collide. Association policies have to weigh both these concerns, while also taking local and state laws into consideration.

Installing any security equipment, including cameras, is considered an architectural alteration of the home's exterior and therefore requires written approval from the association. In addition, the installation will only be approved after the neighbors' right to privacy and quiet use and enjoyment of their property has been considered. We may also ask the association attorney to review your application.

If you chose to install video surveillance, the camera needs to be placed in the least intrusive or visible location, and it can only be focused on your property, never directed at windows of adjacent structures, neighboring or common property.

Applications to install a security camera must include a plot plan showing the camera locations in relation to neighboring structures, a property survey and specifications on the size, shape and angle of view of the camera. Any changes from the application, such as altering the location, equipment or field of view of the camera may require a new application.

Before deciding to install a security camera system, think about why you want to monitor particular views.

Ask yourself:

- What do I achieve by installing cameras?
- Are the lighting conditions (night and day) good enough?
- How much video do I want to store before the system records over itself?

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!

Tom DeJohn, Security Committee Chair

NEIGHBOR TO NEIGHBOR

FOR SALE: Bose 3.2.1 GS Series II DVD Home Entertainment System. Provides a virtual surround experience with only 2 front speakers and an acoustic bass module. Original purchase price of \$999.99 + \$99.99 extended 4 year warranty (22 months remaining on the warranty). Excellent Condition. \$700.00 or Best Offer. Reason for sale: Upgrade to Blue Ray DVD System
Windermere Resident- Call Jamie 832-237-9749

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!

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Windermere Lakes Homeowners Association, Inc. ***FACILITIES REGISTRATION INFORMATION***

THE 2009 SWIM SEASON WILL BEGIN SATURDAY, MAY 2, 2009. THE POOL WILL BE OPEN THE FOLLOWING DAYS IN 2009:

DAYS:

Weekends in May:	May 2,3,9,10,16,17,23,24,30,31
Daily (Closed Mondays):	June 2 through August 25th

The pool will be open only when a lifeguard is on duty during the following hours:

POOL HOURS:

Weekends Only -	May 2 to June 23
Saturdays-Sunday	10:00 am to 9:00 pm
Memorial Day (Mon)	10:00 am to 9:00 pm Pool closed Tuesday May 26 for cleaning
Summer hours are as follows	June 4 through August 23
Mondays	Closed for Cleaning
Tuesday—Sunday	10:00 am to 9:00 pm
August 24 to September 20	
Mondays-Friday	Closed
Saturdays-Sundays	10:00 am to: 9:00 pm
Monday, September 7	12:00 pm to: 9:00pm (Labor Day)

NOTE: The pool is closed on Tuesday if a Holiday falls on a Monday

The Board has installed card key systems for the facilities. If you do not have a card please contact SCS Management. Additional and replacement cards are available at a fee of \$25.00.

Please keep this card to also access the Exercise Room.

To gain access to the exercise room and/or pool, please complete the enclosed Facilities Registration Form and mail or fax to SCS. The following qualifications must be met in order to use the pool facility:

1. You must be a member of the Association. Members may invite two guests per swimmer.
2. Members must be current on all Maintenance Fees at all times in order to activate the entry card and keep it active.

Forms must be received in the offices of SCS no later than April 30, 2009 to avoid late processing charges. On May 1, 2009, a \$10.00 processing fee will apply to each household.

The pool card will be activated upon receipt of your application, verification of all paid assessments and penalties as well as the processing fee (if the application is received on or after May 1, 2009).

Recipe of the Month:



Chicken Enchilada Dip

Ingredients

- 2 8oz pkg cream cheese
- 2 Cans Cream of Chicken Soup
- 2 4oz Can Diced Green Chiles drained
(use hot to make more spicy)
- 1 Can Chicken Breast drained & shredded (Larger can)

Directions

Add all ingredients to Crockpot/SlowCooker and heat on high until hot, then reduce heat to warm.

(This dip can be made ahead of time, keep in refrigerator until ready to serve - actually, flavors are even better!)

Serve warm with tortilla chips

If you would like to submit YOUR recipe email it to articles@peelinc.com.

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@windermereelakes.net

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.



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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.**

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

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?

Please choose "Newsletter Ad" as your referral on the SparkPowerBank.com website.

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 08	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	1	0	0	0	0
\$300,000 - 349,999	0	0	0	0	0	0
\$250,000 - 299,999	0	0	1	0	1	0
\$200,000 - 249,999	1	0	0	0	1	0
\$200,000 -	0	0	0	0	0	0
TOTAL	1	1	1	0	2	0
Highest \$/Sq Ft	91.67	85.22	84.18		73.79	

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

#1 Realtor in Windermere Lakes

David "Super Dave" Flory



- Top 1% of Realtors in the U.S.
- Selling Over 500 Homes A Year
- #16 America's Top 200 Real Estate Professionals
(Teams by Sides, Wall Street Journal 11/8/2008)

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**

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