

# Windermere Lakes



H O M E O W N E R S

A S S O C I A T I O N

September 2013

[www.windermere lakes.net](http://www.windermere lakes.net)

Volume 7, Issue 9

## September 2013 Yard of the Month Winner

*By Marilyn Schaefer*

Congratulations to Carl & Encarnacion Keith of 11918 Sunset Lake Court as they receive Yard of the Month recognition for September. This red and black traditional design is accented with white trim and then splashed with colors of orange, red, yellow, white, pink and greens of all shades. As you stand in front of the home your eyes pass over several flower beds of yellow, orange and white wild flowers delicately mixed with yellow, orange, and pink miniature mums, maroon cockscombs nestled around a queen palm with sprinkles of periwinkle. Wild lupine, dame's rocket and oxeye daisies are also mixed into two different flowering beds adding even more color. In the background just in front of the hedge you will find white baby's breath mixed with purple Phlox. Very colorful. Hedges are nicely trimmed and yard is a deep lush green. Nice work in this Texas heat. Thanks folks for keeping our neighborhood values up. This is a very well designed yard.



**SEPTEMBER YARD OF THE MONTH  
11918 SUNSET LAKE CT.**



## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

Emergency/Ambulance .....911  
Fire Dept.....911  
Sheriff's Dept. .... 713-221-6000

### NON-EMERGENCY NUMBERS

Animal Control..... 281-999-3191  
Center Point Gas..... 713-659-2111  
Center Point (Street Lights)..... 713-207-2222  
EDP Water - Mud #29..... 832-467-1599  
Library ..... 281-890-2665  
Post Office..... 713-937-6827  
Waste Management/Trash ..... 713-686-6666

## BOARD OF DIRECTORS

President .....Raj Amin  
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Landscape ..... Rich Schaefer  
Newsletter ..... Marilyn Schaefer  
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..... cpanzineti@scsmgmt.com  
Board Members/Committees ..... www.windmerelakes.net  
Community Communications Site.....  
..... Nextdoor.com/join/YEXTVV

## NEWSLETTER INFO

Editor..... windmerelakenews@gmail.com  
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## WELCOME TO OUR NEW VICE PRESIDENT

*Jose A. Villegas*

After a background review and personal attendance from all interested candidates Jose A. Villegas was the Windermere Lake Board's choice for the position of Vice President. The Board found that his Property management background was the closest fit for our community needs at this time and knew with his knowledge, contacts and experience he could step right in and work with us in the selection of the best vendors who value community contracts, work for less money, but give above and beyond services. His knowledge as a Property Manager by trade allows him to understand the dynamics of a properly run community. During his presentation to us he let the Board know he will do his best as our Vice President to protect our property values and build for our future.

He was on the board in his last community and already knows the headaches and frustrations connected with the position and says he is up for the challenge. And with that said he took office the last week of July and immediately without hesitation jumped in with both feet and started making that difference happen. Luckily he and his family chose to live in Windermere Lakes bringing us a wealth of Property Management background experience and a person that will forgoes the learning process of the Community legalities and Deed Restrictions. There will be no learning curve with his endeavor.

He, his wife Sandra along with their three daughters moved into Windermere Lakes in the fall of 2012. They fell in love with the community and its excellent location but quickly understood, by the warm welcome of all our neighbors that it is the people that make this a great place to live. Finally he says he is a firm believer in sharing the workload and hopes to see more of our neighbors getting involved with the community.

Ladies and Gentlemen please go to Nextdoor.com and under the neighbor's link please welcome our newest Board member Jose. A. Villegas.



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Gerri Rougeau, Windermere Lakes Resident

## HOA 101 EDUCATION & HELPFUL HINTS

Article by Marilyn Schaefer

Homeowners' associations, or HOAs, are formal legal entities created to maintain common areas; they have the authority to enforce deed restrictions. Most condominium, townhome developments, and almost all new single-family subdivisions have HOAs, which are usually created when the development is built. Covenants, Conditions & Restrictions (CC&R's) are issued to each homeowner, and HOAs are established to ensure that they are adhered to in order to maintain the quality and value of the properties. Membership is mandatory for all property owners within the development and each member is charged the same established mandatory fee.

Homeowners associations have the authority to enact and enforce maintenance, change and design standards in addition to those established by City ordinances. Homeowner associations are Corporations with formal bylaws and have a voluntary governing board. Their job is to hire a property management company who is

best suited to handle maintenance and legal enforcement issues for their community.

HOAs usually publish a newsletter or provide a Website of information for its community members to reference or offer a public communication tool in order to give gentle guidance to its members. Our community has all three with the newest technology called Nextdoor.com. Join using this link: (Nextdoor.com/join/YEXTVV) This service is free to the community. It allows each neighbor to voice their opinion, talk with other neighbors and even communicate with surrounding neighborhoods both publicly and in private. Topics that are listed such as Classifieds allow you to list and sell items within the neighborhood or to surrounding communities. Documents allows you to find information on deed restrictions, order pool keys, car tags, boat stickers and fishing passes. And all information is encrypted so no one has to give personal phone numbers or e-mail

address unless you wish it to be known. You can post a public message on the front page or click on the Neighbors link and start a private conversation with just one neighbor that only you and that neighbor can see. Also there is a Recommendations link that lets one neighbor tell another neighbor who they used to fix their fence, who is a good plumber, handyman, or contractor, of course this information is the opinion between neighbors and is not endorsed in any way by the HOA and the HOA is not liable for the accuracy of this posted information. It's a good quality tool that allows everyone to have a voice in the community. Neighbors helping Neighbors with little or no effort and the Board is listening because they are neighbors too and members of Nextdoor.

### WHY DO WE NEED AND WHERE DO HOA DUES GO EACH YEAR?

- Establish and collect maintenance fees are

(Continued on Page 4)

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# Windermere Lakes

## HOA 101 (Continued from Page 3)

- needed to run neighborhood operations
- Maintain community landscaping
  - Maintain water height, color, weed and algae growth in all four lakes
  - Maintain sprinklers and fountain service and repairs
  - Maintain restocking of lakes with fish, bate and control the number of water fowl
  - Maintain recreational facilities such as pool, playground, Club house and exercise equipment
  - Provide space for events or neighborhood functions. Pre-cleaning and after-cleaning.
  - Provide security 24 hours per day 365 days per year and working to provide protection.
  - Arrange for street maintenance, curb, sidewalk and light pole repairs
  - Arrange for lake bulk head and community public dock repairs
  - Enforce speed controls for the protection of children, pets, walking and jogging neighbors
  - Enforce deed restrictions including, but not limited to, exterior home maintenance, commercial use of properties, control of trash and blight.

Other restrictions that may be enforced by an HOA: parking on street, landscaping approval or types of plants, gardens, garage doors being open, junk cars, parking on grass areas, fence restrictions, pool restrictions, erection of basketball hoops or tree houses, storage of boats and RVs, and the number of pets per household. There can be more depending on the type of community.

In general if you want to start a discussion on a controversial topic, start talking about Homeowners' Associations. You are bound to find people who appreciate them, people who despise them, and people who are somewhere in the middle. Those who like Homeowners' Associations say that they protect the value of their homes and keep neighborhoods presentable. HOAs keep the area looking attractive, and making sure no one does anything wild, like painting their house gold, pink, or purple, parking an 18-wheel truck on their front lawn, leaving dismantled vehicles in the street, or running a flea market in the driveway. Opponents of HOAs point to overzealous and unscrupulous HOA boards, fee increases that can't be declined, and rules that are far too restrictive.

Everyone has an opinion and a way for your opinion to count is to do something about it. Run for office at election time and become a Board Member, get involved in your community. Learn first-hand everything that a board has to contend with on a daily basis when leading a community. Think about it 388 homes with 388 opinions who all want something done differently and to happen immediately. Elections are in November and it is your votes that put your Board Members in place to guide the community. As a homeowner-attend, make your voice heard, get involved and learn exactly what your Board does for you each and every day as a VOLLUNTEER. There is no monetary gain from being a community HOA Board Member we do it because we love our community.

## WAYS YOU CAN TO KEEP YOUR HOA DUES FROM GOING UP?

- **Follow the Deed Restrictions to the letter**  
A copy of each year Deed Restriction changes can be found on the community site Nextdoor under Documents. This document will be changed each November after the annual meeting.
- **Pay your HOA Dues as soon as your notice arrives.**

Collection letters cost money for postage, time to write and take money from HOA funds. If you are having financial difficulties due to a lost job, medical issue or other please know that you're Board would like to help. We understand that we all go through financial issues now and again. Instead of not paying anything-contact the management company and make payment arrangements. Let the Board know you are trying so they won't add you to the evict list. Yes, HOAs can and will evict you if necessary and sell your home to liquidate the HOA debt. Your Board does not want to do this; we'd rather work with you to help you get through the hard times. We do not want to lose you as a neighbor and acquire your property. We are not in the real estate business; we are your friends and neighbors who are willing to understand and help. Know that if you come to us all is kept confidential. No one but you, the board and management company needs to know that you are having difficulty.

- **Mow your grass weekly during summer**  
Reminder letters cost money for postage, time to write and take money from HOA funds.

- **Fertilize grass every three month in summer**

Reminder letters cost money for postage, time to write and take money from HOA funds.

- **Winterize grass in October to stimulate growth during winter months**
- **Pick up after yourself and your pet at the pool, parks, and playgrounds.**

We have to pay someone to do this if you don't and it takes money from HOA funds.

- **Weed and take charge of those flower beds.**

Weeding doesn't have to be a bad thing. Use it as exercise. Come home from work and as your walk toward your door look at the bed-stop pull up a weed or two and proceed into your home. After about a week of this your beds will be under control and a joy to look at. I call it my weed-a-day-plan and it works.

- **Paint your fence each year before being told.**

This does not have to be costly. Get a few cans of Rustoleum glossy black from home depot. Sand the rust spots as you see them and spray. Do this around April fool's day when it is cool. Good reminder date. Will take you about two hours to do your fence. Reminder letters cost money for postage, time to write and take money from HOA funds.

- **Stain your dock each year before being told.**

Do in March or April before hot weather. Reminder letters cost money for postage, time to write and take money from HOA funds.

- **Replace, Paint or repair your mailbox**

If it wiggles, has no door, no numbers and needs bolts to lock it down-Fix-it don't wait to be told. Post office will stop delivering your mail if your box has no numbers, or a door. Reminder letters cost money for postage, time to write and take money from HOA funds.

- **Curb number painting should be done at least every two years.**

Police, ambulance, fire trucks and other emergency vehicles say seconds count and if they can't find you it could be tragic. Day or night reading capability is important. Vegetation covers many house numbers so paint your curb. A White background with Black letters is suggested by most departments and is easier to read in the night. Gerson Ovalle 832-901-4958 Charges \$10.00 for this service and it takes about 15 minutes. Reminder letters cost money for postage, time to write and take money from HOA funds.

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**Ongoing:** Colin's Hope Athlete Ambassadors of all ages needed! [www.tinych.org/signup](http://www.tinych.org/signup)  
**September 8:** 5th annual Colin's Hope Kids Tri, and All Star Burger Fundraiser (10% of sales donated).  
**October 19:** Sharkfest Austin Swim benefiting Colin's Hope. Volunteers needed.  
**November:** Underwater Holiday Photos (multiple days and locations).  
**February 16:** Austin Marathon. Runners, walkers, and water stop volunteers needed.

Be a Water Guardian and Watch Kids around Water. Drowning is preventable!

Thank you to all who supported our efforts this year to raise water safety awareness to prevent children from drowning!

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BATHROOMS SAFE



LEARN CPR



CHECK POOLS/HOTTUBS  
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# Windermere Lakes

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## HOA 101 (Continued from Page 4)

### **• No parking on the grass, across the sidewalk or facing the wrong way on a street**

We have many seniors, young families with stroller babies, children learning to ride trikes, bikes, scooters as well as people who walk their pets who should not be sent to the street around your car. This is a safety hazard and inconvenience to all in the community. Deed Restrictions mention this but actually it is a Texas Law not park with your car overtaking a public domain. Please place your car in the garage storage area or pull forward to allow clearance for use of the sidewalk. In the past we have asked the patrol cars to work with us and overlook cars parked across the public sidewalk areas because there were not that many. Now that the community has matured and we have more drivers in a family officers have suggested we allow them to start enforcement of this law in our community. The reason they suggested this change is because we have had a few seniors with walkers fall on the sloping drop off of the driveway. Officers say that the seniors could actually sue a homeowner for the medical expenses incurred due to the fall. We would like to save everyone the inconvenience and problems that this practice causes. So take heed officers can and will ticket you for these violations. Ladies and Gentlemen, if you would adhere to these above items regelously we would have extra money to improve the pool, playground, landscaping and fountains in our community.

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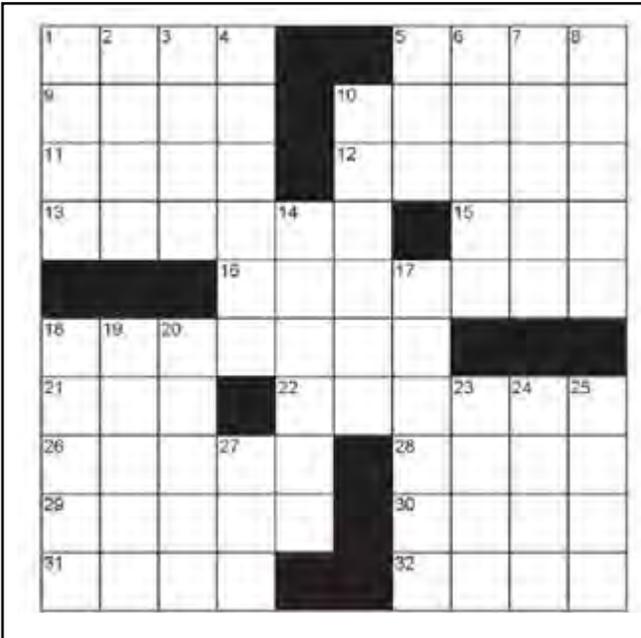
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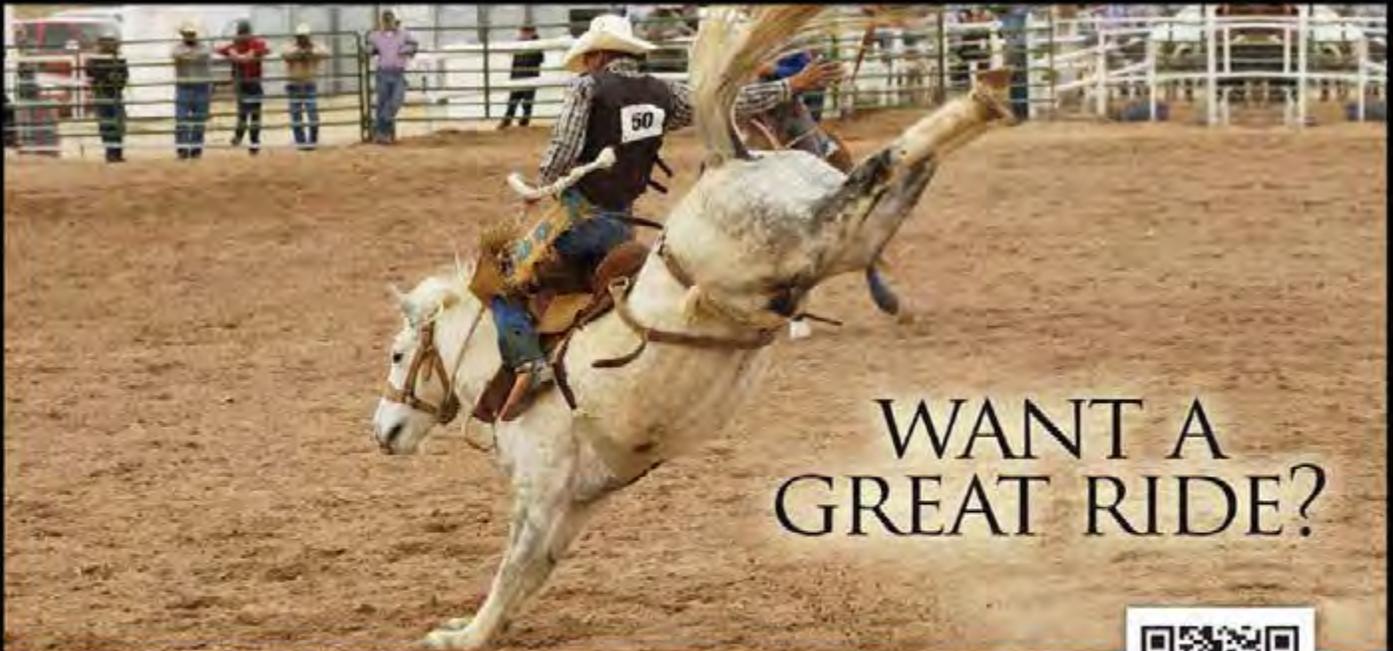
1. Blow
5. Green Gables dweller
9. Not there
10. Ask for legally
11. Smooth
12. Island nation
13. Fertilized cell
15. Ex-serviceman
16. Rovers
18. Covered in coarse hair
21. Single
22. Sacred songs
26. Scrimmage
28. Prophet who built the arc
29. Remove
30. Canal
31. Eye infection
32. Tear

### DOWN

1. Virtuoso
2. Airy
3. "Ribbit" animal
4. Singing voices
5. Wing
6. Innocent
7. Meat curing ingredient
8. Gives off
10. Sharks
14. Man's wig
17. Less nice
18. Houses
19. Sluggish
20. Electrical device
23. Tenet
24. Water pipe
25. Cote
27. East southeast

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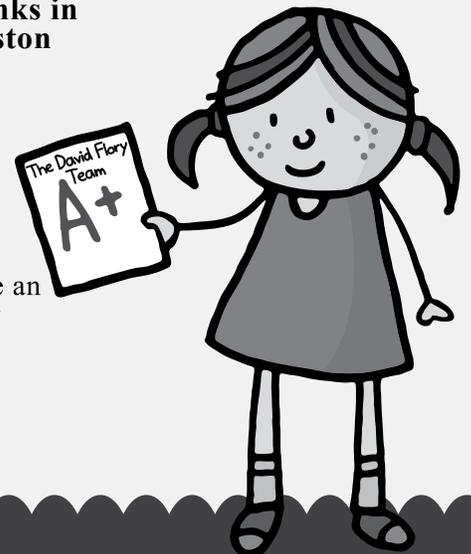
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