

WINCHESTER COUNTRY

Published Monthly by the Winchester Country Maintenance Association

Volume 13, Issue 11

November 2016



*The Winchester Country Board of Directors
would like to wish all of the Residents of
Winchester Country a Very Happy Thanksgiving.*

Planning Ahead...

Mark your calendar's for Cookies with Santa on Saturday December 10, 2016. Why stand in line at the mall when you can just pop into the Winchester Country Clubhouse between 1-3pm, and for \$1.00 (per sitting) you can have your picture taken with Santa right here. We'll have snacks, a craft and Santa for all kids – little and big ones, too!

November Office Hours

Monday 5pm-7pm • Thursday 10am-2pm
Closed November 1st-7th • Closed Thanksgiving

NOVEMBER

- 8 Election Day
- 8 Quilt Group Meeting @ 6pm
- 10 Homeowners Association Board Meeting
- 11 Veteran's Day
- 22 Quilt Group Meeting @ 6pm
- 24 Happy Thanksgiving!
- 28 Senior's Group Meeting @ 6pm

DECEMBER

- 8 Homeowners Association Board Meeting
- 10 Cookies with Santa @ Clubhouse 1-3pm
- 13 Quilt Group Meeting @ 6pm
- 25 Merry Christmas!
- 26 Senior's Group Meeting @ 6pm
- 27 Quilt Group Meeting @ 6pm
- 31 Happy New Year's Eve!
- 28 Senior's Group Meeting @ 6pm

JANUARY

- 1 New Year's Day
- 10 Quilt Group Meeting @ 6pm
- 12 Homeowners Association Board Meeting
- 23 Senior's Group Meeting @ 6pm
- 24 Quilt Group Meeting @ 6pm

Winchester Country

MAINTENANCE ASSOCIATION BOARD

MAINTENANCE BOARD CONTACT INFORMATION

Board Members with areas of Responsibility

President:Nicole Chovanetz:
..... nchovanetz1@gmail.com

Primary Contact: Website, Trash Issues
SecondaryAll

Vice President: Vicki Hamm
..... wcmavh@gmail.com

Primary Contact: Security, Pool, Tennis Courts,
.....Community Landscaping
Secondary ContactTrash, Website

Secretary/Treasurer:Peter Dayton
.....padayton@gmail.com

Primary Contact: Parks,
..... Clubhouse, Community Coordinator
Secondary Contact: Pool, Clubhouse Scheduling,
..... Newsletter, Pool Tags

Director: Lucy Charles
..... wcmalc@sbcglobal.net
Secondary Contact: Tennis Court, Clubhouse

Director: Richard Burgess
Primary Contact: Deed Restrictions
..... wcmadirector2@winchestercountry.org

Community Coordinator: Debi Tallerico
..... wcmclubhouse@winchestercountry.org
Primary Contact: Clubhouse scheduling,
..... Pool & Tennis Cards, Newsletter

IMPORTANT PHONE NUMBERS

FirstService Residential713-932-1122
Emergency or Crime in progress..... 911
WC Deputies 713-221-6000
Vacation Watch 281-290-2100
WCA Trash Pickup281-368-8397
Post Office800-275-8777
Harris County Flood Control District713-684-4000
Harris County Animal Control 281-999-3191
Advantage Water Mgt. (Water & Sewer)281-807-9500
Cy-fair Volunteer Fire Dept. 281-550-6663
Center Point Energy Electrical Outages 713-207-2222
Center Point Energy Gas Services713-659-2111
Pool Phone 281-890-9066

NEWSLETTER INFO

Editor..... wcm@sbcglobal.net

Publisher

Peel, Inc. www.PEELinc.com, 888-687-6444

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

WEBSITE

Please check out our website for all the latest in community news, events and resources. You can download pool and tennis card applications, check the rental availability of the clubhouse, view trash guidelines and see current neighborhood events.

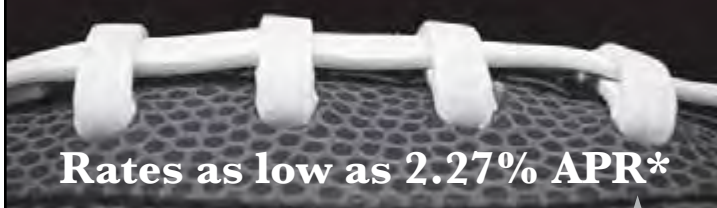
WWW.WINCHESTERCOUNTRY.ORG



WHAT'S YOUR GAME PLAN?

Our Auto Loans will Land You in The End Zone!

- 90 Days No Payment**
- Terms Up to 84 Months
- Finance up to 125% of the Vehicle's Value
- Get Pre-Approved Before You Shop
- Apply Online or at Any of our Branches



Rates as low as 2.27% APR*

832.604.4848 | WWW.ECCU.NET
24396 NORTH FREEWAY,
SPRING, TX 77386
18540 NORTHWEST FREEWAY
HOUSTON, TX 77065



ENERGY 
CREDIT
UNION CAPITAL

*APR = Annual Percentage Rate and is inclusive of all discounts and is dependent on credit worthiness. Rates, terms and offers stated on this website are subject to change without notice. Your rate may vary based on the loan amount, term and your personal circumstances. Certain loan terms and rates depend on model year and loan amount. Membership is required before loan can be funded. 84 monthly payments of \$12.89 per \$1,000 borrowed. Effective 9/1/2015 rates will be discounted by .20% on these loans for each stipulation that is met from the following: 1) Auto loans if an Extended Warranty is elected. 2) Auto loans if Vehicle Multi-Shield is elected. .10% on these loans for each stipulation that is elected: 3) Auto loans, motorcycle, motorhomes, travel trailers, boats, ATV and jet ski loans if GAP is elected. 4) .05% If Loss of Life Protection is elected. 5) .10% if a combination of Loss of Life/Disability/Involuntary Unemployment/Family Leave Protection are elected. The maximum discount for auto loans is .60% if all of the above stipulations are met. The maximum discount for motorcycle, motorhomes, travel trailers, boats, ATV and jet ski loans is .20% if all of the above stipulations are met. The maximum for all other loans is .10% if a combination of Loss of Life/Disability/Involuntary Unemployment/Family Leave Protection are elected. The rate discount excludes VISA(r) Platinum Credit Cards, Business MasterCard Credit Cards, Home Equity Loans, Mortgage Loans and Business Loans. Discounts are only given at time of loan closing. **90 days of no car payments is available only for credit scores 660 or greater. Loans currently financed at ECCU are not eligible for this offer.

Winchester Country

Your Homeowners' Association

VOLUNTEER NEEDED!

We are seeking a Winchester neighbor to be our Santa Claus for the Cookies with Santa event. We will supply the santa suit and beard, you supply the "Santa sparkle"! Please consider donating two hours of your time to make our WC children very happy and foster a sense of community.

Email Debi at wcmclubhouse@winchestercountry.org or call 281-890-8856 for more information.

Veterans Day

Veterans Day is an official United States holiday that honors people who have served in the U.S. Armed Forces, also known as veterans. It is a federal holiday that is observed on November 11. It coincides with other holidays such as Armistice Day and Remembrance Day, which are celebrated in other parts of the world and also mark the anniversary of the end of World War I. (Major hostilities of World War I were formally ended at the 11th hour of the 11th day of the 11th month of 1918, when the Armistice with Germany went into effect.)

Please remember and honor our fellow Americans who have served our country.

Some of our homeowners are unsure of what an HOA is, what purpose it serves, and what power it has. Hopefully, this article will shed some light on those issues. Some of the general information has been drawn from Wikipedia.

In this article, the terms "homeowners association", "HOA", or "association" refer to a mandatory homeowners association such as the Winchester Country Management Association (WCMA), where the homeowner's property interest is the real property (dirt) and improvements thereon.

In the United States, a homeowners' association is a corporation formed by a real estate developer for the purpose of marketing, managing, and selling of homes and lots in a residential subdivision. It grants the developer privileged voting rights in governing the association, while allowing the developer to later terminate financial and legal responsibility for the organization, typically by transferring ownership of the association to the homeowners

(Continued on Page 4)





FALL SAVINGS REDUCE ENERGY BILLS AND NOISE

Receive a \$200 Visa Gift Card with every Simonton window purchase (minimum of 10 windows)

AND

\$200 Rebate with James Hardie Insulated Siding purchase (10 squares or more)

Houston Siding Company, Inc.™
Siding Windows Roofing
281.859.9000
HoustonSiding.com
1st and oldest Hardiplank company in Houston

Ask about **24 month** financing with no interest

See store for details

Winchester Country

(Continued from Page 3)

after selling off a predetermined number of lots. It is generally required that anyone who wants to buy a home within the area of a homeowners association must become a member, and therefore must obey the several restrictions that may limit the owner's rights. Most homeowner associations, including WCMA, are incorporated, and are subject to state statutes that govern non-profit corporations and homeowner associations.

The WCMA governing documents include the covenants, conditions, and restrictions (CC&Rs), the corporate documents (articles and bylaws) as referenced in the CC&Rs, and board-enacted rules and regulations as authorized by the CC&Rs. The governing documents "run with the land" which means that the governing documents "touch and concern" the land, and there is no mutual agreement between the seller and subsequent buyers regarding their terms. These terms are a condition of ownership and a prospective buyer must take it or leave it. The governing documents may be limited by public policy, and state or federal statutes.

Associations provide services, regulate activities, levy assessments,

and may, if authorized by CC&Rs or a state legislature, impose fines. Mandatory homeowner associations require homeowners to pay a share of common expenses. These expenses generally arise from the operation and maintenance of common property. WCMA assesses annual fees to pay for common expenses and levies fines for some violations of the CC&Rs.

Benefits to homeowners include maintenance and management services, recreational amenities such as pools and parks, insurance coverage, community appearance standards which may lead to higher property values, and the opportunity for members to plan development in accordance with community values. Some homeowners may object to the financial burden of association fees, punitive fines, and costs of maintaining appearance standards; restrictions on property use and personal autonomy; and the potential for mismanagement by the board, including the possibility of arbitrary or heavy-handed enforcement of rules. Homeowners can express their concerns to the WCMA board which is made up of five elected property owners who volunteer their time to manage the financial and operational issues of the community.

**THAT FACE
YOU MAKE
WHEN THERE'S NO
MORE STUFFING**

HAPPY THANKSGIVING!

 **TEXASDIRECTAUTO.COM**

Winchester Country

HARRIS COUNTY SHERIFF'S DEPARTMENT DISTRICT V VACATION WATCH

PLEASE PRINT OR TYPE ALL INFORMATION

SUBDIVISION: _____ ADDRESS: _____

NAME: _____ TELEPHONE: _____

DATE LEAVING: _____ ☐ AM / ☐ PM DATE RETURNING: _____ ☐ AM / ☒ PM

VEHICLES:

COLOR	YEAR	MAKE / MODEL	LICENSE #	DRIVEWAY / GARAGE
		/		<input type="checkbox"/> / <input type="checkbox"/>
		/		<input type="checkbox"/> / <input type="checkbox"/>
		/		<input type="checkbox"/> / <input type="checkbox"/>

LIGHTS LEFT ON ☐ YES / ☐ NO TIMER ON LIGHTS ☐ YES / ☐ NO

IF YES, WHAT ROOM LOCATIONS:

ALARM: ☐ YES / ☐ NO PETS: ☐ YES / ☐ NO TYPE: _____

WHERE: ☐ INSIDE ☐ OUTSIDE ☐ GARAGE

EMERGENCY CONTACTS: (Include phone #'s and at least one key holder with alarm codes if alarm is set)

NAME	PHONE #	KEY HOLDER	ALARM CODES
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N

ADDITIONAL COMMENTS

PLEASE MAIL OR FAX TO
HARRIS COUNTY SHERIFF'S OFFICE
23828 Tomball Pkwy
Tomball, TX 77375
Fax (281-290-2177)

Winchester Country

**NOT AVAILABLE
ONLINE**

At no time will any source be allowed to use Winchester Country's contents, or loan said contents, to others in any way, 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 Peel, Inc. The information in Winchester Country is exclusively for the private use of the Winchester Country HOA and Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

NOW HIRING

Advertising Sales Representative

Description: The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

Roles: Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

Skills: Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

Benefits: Commission Based
Apply by sending resume to jobs@peelinc.com



PEEL, INC.

BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
- HardiPlank Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Repair/Replacement
- Custom Staining
- Gutter Repair & Replacement
- Crown Molding
- Wallpaper Removal
- Wood Replacement
- Interior Carpentry
- Wallpaper Removal & Texture
- Garage Floor Epoxy
- Roofing
- Faux Painting

NO MONEY UP FRONT
20 Years Experience • References Available

Commercial/Residential

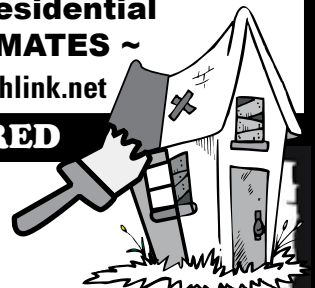
~ FREE ESTIMATES ~

BashansPainting@earthlink.net

♦ FULLY INSURED

281-347-6702

281-731-3383 cell



HARDIPLANK®



Winchester Country

WC SENIORS GROUP

If you are 55 years old or older we are looking for you. We meet the LAST Monday of the month at 6:00pm at the Winchester Country Clubhouse.

We play cards, dominoes or other games. We go out to eat and attend plays at the Family Arts Center on Grant Road or the 1960 Playhouse on Gant Road. For more information please call Helen Delaney at 281-794-8796.

OTHER SENIOR HAPPENINGS AROUND TOWN. Cy Fair AARP Chapter #4543 meet the 3rd Tuesday at Jersey Village Baptist Church in Building D. Room 101 located @ 16518 Jersey Drive. Houston, Texas 77040. We gather for coffee, snacks and fellowship about 9:30am. We have speakers and we take day trips on a bus provided by Precinct 4 to various locations. We take in a movie at a local theatre once a month and we go out to eat after the meeting. We are not involved in the AARP insurance. We look forward to seeing you at one of our meetings. Call Helen Delaney at 281-794-8796

Quilting Get-Together

Please join as at this neighborhood quilt group. We will meet the 2nd and 4th Tuesday every month from 6pm-9pm in Clubhouse 1 at Winchester Country Clubhouse. Come join the fun!! All are welcome from Beginners to Advanced. Bring your machines or your hand projects. This is not a formal group. We are in it for the camaraderie. Contact Christine at slkwally@aol.com for more information.



Trimming to Take-Downs
Trimming • Removal of Debris
Hedge Trimming • Stump Grinding
Professional Tree Health Care

Bonded & Insured Since 1987

Call David
Ph: 281-469-0458

Mention this ad for a Spring Special! Senior Citizens Receive an Additional Discount.

FREE ESTIMATES

jonesroadtreeservice.com

Brilliant Energy Texas OUC #10140

BRILLIANT ENERGY

Easy Online Sign-Up at
BrilliantElectricity.com

USE "NEIGHBORHOOD NEWSLETTER" AS REFERRAL

BRILLIANT ENERGY = SERIOUSLY LOW RATES
BRILLIANT ENERGY'S ELECTRICITY RATES CHALLENGE
THE RATES OF EVERY OTHER PROVIDER IN TEXAS!

LOCK-IN A LOW ELECTRICITY RATE FOR
UP TO 3 YEARS

BRILLIANT ENERGY IS RECOMMENDED BY TEXAS ENERGY
ANALYST, ALAN LAMMEY THE HOST OF THE "ENERGY
WEEK" RADIO SHOW ON NEWSTALK 1070 KNTH!

Ask the "Energy Analyst"
281.658.0395

GREAT BUSINESS RATES TOO!



WIRED

ELECTRICAL SERVICES

SERVICING ALL YOUR ELECTRICAL NEEDS

- Panel Upgrades
- Home Inspections
- TV Install/Mounting
- Troubleshooting
- Remodeling
- Landscaping Lighting
- Home Generators

RESIDENTIAL & COMMERCIAL 24-7 SERVICE
LICENSED & INSURED

**Take \$25.00 Off Your
Next Service Call**



FAMILY OWNED AND OPERATED

713.467.1125 or 281.897.0001

www.WiredES.com



TECL 22809 Master 100394





PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

WC

***Did you know only about
5 - 10% of breast cancer
cases are thought to be
hereditary?**

Don't take chances - get your
annual mammogram starting
at age 40.

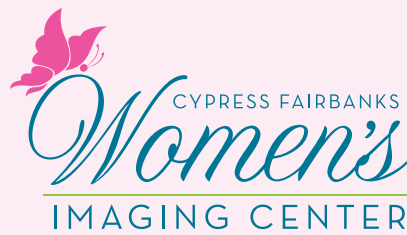


Now offering 3D mammography and genetic testing!

Evening and weekend appointments are available for your convenience.
Please call 281-897-3121 for availability.

- 1 ****Women's Imaging Center at Cy-Fair Hospital (FM 1960 at Jones Road)**
**Genetic testing available here*
- 2 ****Cy-Fair Urgent Care & Imaging Center (at Spring Cypress & Grant)**
- 3 **Cy-Fair Emergency & Imaging Center (at Barker Cypress & FM 529)**
- 4 **Cy-Fair Emergency & Imaging Center (Beltway 8 & Tanner Rd.)**
Opening May 2016

* According to the American Cancer Society
**Tomosynthesis, (3D mammography) an FDA approved
imaging technology designed for early breast cancer
detection, is available here.



281.897.3121

CyFairWomensImaging.com