



Winchester Country

Published Monthly by the Winchester Country Civic Association

Volume 2, Issue 6

June 2005

Winchester Country Board of Director Candidates

Manuel “Manny” Lozano

10138 Prospect Hill Drive
Age: 60 Martial Status: Married
Education: High School Grad
Bachelors Degree-Business Admin
Work Experience: Present Employment - Dept of Veterans Affairs holding several positions (Homeless Veterans Coord; Visually Impaired Veterans Coord; Privacy Act Coord and Benefits Counselor)
Retired US Army - Position held in military service (First Sergeant; Acting Sergeant Major; Administrative Supervisor; Personnel Supervisor; Recruiter; Training Non-Commissioned Officer)
Other Experience: Began two (2) Non-Commissioned Officers Association chapters/posts from scratch. Recruited members, involved with setting up elections officer/directors, assisted in the writing of the chapter/posts Constitutions/By-Laws. Was elected

(Continued on Page 4)

Charles (Chuck) Hayes

I have lived in the Winchester Country community for fifteen years. I have seen many changes in the community during that time. The community has grown and increased its value during that time due to the dedication of various members of the community and board of directors.

In the past, I have helped on various community functions. I feel it is the appropriate time to increase my participation by becoming a member of the board of directors.

My background includes over twenty years of business management experience in the electronics and oil/gas industries. My current position has responsibility for negotiating purchasing contracts, managing budgets, and teaming with other managers toward a common goal. My work history encompasses facilities management, security systems, cost accounting, and various other

(Continued on Page 4)

Daniel S. Della Sala

My name is Daniel Della Sala and I am seeking reelection to The Winchester Country Board of Directors for a second term.

I have been a resident of Winchester Country for 23 years. My wife, Maureen and I have raised our two children in Winchester Country. Our son, Daniel is a Junior at UT Austin majoring in Premed and works for the Cyfair Volunteer Fire Department at Station 10 when he is not attending college. Our daughter, Diane is an eighth grader at Cook Middle School. We are longtime members of St Maximillian Kolbe where Maureen also teaches.

My background includes a degree in Criminal Justice, a 23 year service as an US Treasury Department Investigator with the rank of Captain (retired), a Deputy US Marshall, as well as currently owning four successful businesses in the area.

(Continued on Page 4)

- June**
- 11 Swim Team Home Meet
Pool opens at 2:30 PM
 - 18 Youth Pool Party, 9 – 11 PM
 - 20 Senior’s Meeting @ Clubhouse, 6:00 PM
 - 28 Annual Homeowner’s Meeting, 7:00 PM
- July**
- 4 Community Party
Pool open until 11:00 PM
 - 23 Youth Pool Party 9 – 11 PM
 - 25 Senior’s Meeting @ Clubhouse 6:00 PM
- Heavy trash pickup day –
Every Trash Pick up day
If not a holiday!**

Annual Homeowners Meeting
Tuesday, June 28th, 2005
7:00 PM Clubhouse

Board Elections will take place at that time and they will be talking about the budget and what will be happening in the future for Winchester Country. Please mark your calendars and plan on attending.

**View the Winchester Country Community Newsletter
each month on-line at www.PEELinc.com**

Winchester Country

WC Maintenance Association Board of Directors

President
 Jeff Plum president@winchestercountry.org, 713-398-8470
 Vice-President
 Jeff Mueller vp@winchestercountry.org, 281-890-0080
 Secretary
 Debbie Armel secretary@winchestercountry.org, 281-894-0207
 Treasurer
 Dan DellaSala treasurer@winchestercountry.org, 281-955-0344
 Director
 Jim Hensley director@winchestercountry.org, 281-970-6054

Committee Chairperson

Community Coordinator
 Holly Calbat. wchcoordinator@winchestercountry.org, 281-890-8856

Important Phone Numbers

Trash Pick-Up - Recycling Bins - Terri League - BFI 713-636-6315
 Post Office 1-800-275-8777
 Harris County Flood Control District
 Bayou Maintenance 281-684-4000
 Harris County Animal Control 281-999-3191
 SCS Management 281-463-1777
 Advantage Water Mgmt. (Water & Sewer Problems)
 MUD 9,10 & 11 281-807-9500
 Cy-Fair Volunteer Fire Department Business Office 281-550-6663
 Center Point Energy 713-207-2222
 Reliant Entex 713-659-2111
 Pool Phone 281-890-9066

Harris Country Sheriff Numbers

Emergency or Crime in progress 911
 WC Deputies 713-221-6000
 Vacation Watch 281-376-2997

Maintenance Association Meeting

Fourth Tuesday of every quarter - 7 p.m.
 Swim & Tennis Club; 9607 Rio Grande Drive
 Questions or information regarding Deed Restriction violation letters, your annual maintenance dues or Architectural Approval of any type must be requested and obtained in writing from:
Winchester Country Maintenance Association,
 c/o SCS Management Services
 7170 Cherry Park Drive; Houston, TX 77095
 Phone: 281-463-1777 • Fax: 281-463-0050 • www.scsmgmt.com

OFFICE HOURS

Mondays	4 – 7 PM
Tuesdays	1 – 2:30 PM
	4 – 7 PM
Wednesdays	10 – 1 PM

FOURTH OF JULY EVENT

Come celebrate Independence Day Monday, July 4th at the Winchester Clubhouse and Pool hosted by the WCMA Board of Directors.

Pool Games begin at 4PM for kids and parents and games will be cosponsored by Greater Houston Pool Management.

Hot Dogs and all the fixings will be served from 6 – 8 PM (\$3.00/person), and we will also have a DJ and cake.

Fireworks display will be at 9:00 PM and the pool will be open until 11:00 PM.

Bring your blankets and lawn chairs. Please try to walk or carpool as we will have limited parking.



July Newsletter

Newsletter Deadline is June 10th, 2005
 Submit Your articles and Photos to:
 Newsletter Editor
 Email wchcoordinator@ev1.net
 Mail 9607 Rio Grande Houston, TX 77064

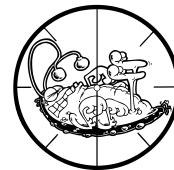
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Winchester Country

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Bottom Right: 10010 Green Valley

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Winchester Country

Lozano - (Continued from Page 1)

to the Secretary, 2nd Vice President/Commander; 1st Vice President/Commander and President Commander positions while with the organization. Have held the positions of 2nd Vice President/Commander, 1st Vice President/Commander and President/Commander of a Disabled American Veterans Association at the local level (chapter/posts). Was also elected to the same positions at the Department/State level representing 70,000 veterans and their families at the National level.

I believe that because of my experience in the above mentioned associations which are similar as the WC Maintenance Assoc, I would bring knowledge on following of Constitution/By-Laws articles, and would be an asset to the Board of Directors and the Association in order to better our community and its residents.

Manny Lozano

MANUEL 'MANNY' LOZANO

Candidate

Hayes - (Continued from Page 1)

business responsibilities. I think aspects of this experience can be transferred to the requirements of the director's position.

I would like to use my management skills to help guide the community into future. My goal is to facilitate the involvement of as many members of the community. Major expenditures of the community are important and I think it is relevant to hear all views pertain to making decisions. We have many resources available to improve the community and I would encourage all to be pursued.

Lastly, I would like to paraphrase a comment from one of my co-workers many years ago. My co-worker mentioned " You are the fairest manager we have working here." All members of the community deserve the right to be treated fairly and equally. I would like to serve the community by staying a good listener and decision maker. I would appreciate your vote on the upcoming board of director's election. Please vote and let your voice be heard.

Best regards,
Chuck Hayes

Della Salla - (Continued from Page 1)

During my current term on the Winchester Board I have held the position of Treasurer and Security Director. I have worked on numerous additional projects during my current term some of them include the investigation and implementation of a twenty year budget plan, enhancements to our security patrol, as well as the execution of the much needed planned additional parking lot at our Rio Grande Swim and Tennis Facility, the creation of a Senior's organization for the neighborhood, as well as the research for Volleyball Courts to be added to two of our common areas.

I am in support of the Senior's organization, the swim team and other organizations supporting the youth of our community, strict but fair enforcement of deed restrictions including forced mowing, operating and maintaining the subdivision within a carefully managed budget, and a well maintained security patrol system.

Reelect Daniel Della Sala and give me the opportunity to continue to serve the residents of Winchester Country stay the safe and financially sound neighborhood that maintains the integrity of the homeowner's property values.

Your vote counts in the June 28, 2005 election

Thank You

Daniel S Della Sala

Advertising Information

Please support the businesses that advertise in the Winchester Country Repeater. Their advertising dollars make it possible for all residents to receive a newsletter each month 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 representative, Donna Sommer @ 832-237-4684 or dsommer@PEELinc.com for ad information and pricing. The deadline for ads is the 10th of each month for the upcoming month's newsletter.

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Winchester Country

HAPPY BIRTHDAY!



Happy Anniversary!

June Birthdays

Gordon Nangmenyi	no date available
Caleigh Morgan Garza	June 1
Dan Heffern	June 4
Jared Lukert	June 9
Nikki Dixon	June 13
Ashton Gilbert Garza	June 23
Julian MacDonald	June 23
Nathan Garrett Polly	June 23
Nicholas Stellas	June 27

June Anniversaries

Rudy & Cecilia Navarro	June 5
Gilbert & Melba Garza	June 8
Brian & Tammie Bartkowiak	June 11
Gene & Dana Foote	June 21

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Winchester Country

Pool Registration Form/Directory 2005

It is almost pool season and time to start thinking about filling out your Pool Registration Form for 2005. This form must be filled out every year regardless if you have your pool cards or not. Here is some important information about your Pool Registration form.

- 1) Please make sure you read the Pool Rules that are in this newsletter before you sign your Pool Registration Form.
- 2) Fill out the Pool Registration Form and put down your pool card numbers in the space provided on the form. (If you have lost your Pool Cards, please enclose a check for \$10 per card made payable to WCMA and we will void out your old cards and re-issue new ones.)
- 3) **Deadline for turning in your Pool Registration Form: May 31, 2005 (IF YOU DO NOT TURN IN YOUR FORM BY THIS DATE THERE WILL BE A \$10 LATE FEE TO ACTIVATE YOUR CARDS)**
- 4) You may return your form by:
 - a. Mailing to:
Pool Coordinator
9607 Rio Grande; Houston, Tx. 77064
 - b. Dropping it off in the mail slot at the clubhouse/pool which is located outside the front gates under the bulletin board.

If you have any questions please call Holly Calbat at 281-890-8856. THANK YOU AND SEE YOU AT THE POOL!!!!

Vacation Bible School

Jersey Village Baptist Church, 16518 Jersey Village Dr., is having Vacation Bible School on June 6-10 from 9AM-12 noon. VBS is a free week filled with fun activities for children who have completed PreK (4 yrs. old by 9/1/2004) through 6th grade. This year's theme is Ramblin Road Trip which is an adventure-filled "road trip" across the USA.

VBS registration forms are available in the church office or at www.jvbc.org. To pre-register, return your completed form to the church office or you may register when you come to VBS. For more information call 713-466-6102. All are welcome!!

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June 15th

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Winchester Country

Winchester Country Pool Rules 2005

1. Only Winchester Country residents and their guests will be allowed to use the pool. Residents must accompany guests. Maintenance fees must be current.
2. The telephone located in pool office is for emergency use only.
3. The lifeguard on duty will have the final authority for the enforcement of pool rules.
4. Children under 10 must be accompanied by an adult (18 years or older).
5. The baby pool is restricted to non-swimming children who are under the age of 5.
6. All nonpotty trained children **Must wear swim diapers** at all times.
7. Parents are responsible for children and/or guests in both the baby pool and large pool at all times.
8. Running is not allowed on the pool deck area. No horseplay will be tolerated either in or out of the water.
9. Glassware/glass containers are not allowed in the pool area. No alcoholic beverages are allowed in the pool area.
10. Abusive language, screaming, yelling or the playing of loud music will not be tolerated.
11. Smoking is not allowed in or near the water.
12. Diving is allowed from the diving board only. No diving in the shallow end. Divers must jump straight out and not toward the sides.
13. All persons younger than 18 years of age will leave the water during the scheduled hourly rest period and sit away from the pool edge.
14. Only Coast Guard approved floatation devices will be allowed and must be approved by the lifeguard staff.
15. Persons with bandages and/or open sores will not be allowed in the pool.
16. Cocoa butter, baby oil or other similar products will not be allowed in the pool. Commercial suntan preparations only.
17. **No pets** are allowed in the pool area.
18. Gum chewing is not allowed in the water or pool area. All food is confined to the deck area only.
19. The Association is not responsible for lost or stolen items.
20. Nonswimming children must stay in the baby pool and within arms reach of an adult. This also goes for the large pool. All nonswimmers must wear Coast guard approved floatation devices.
21. Adult supervision is required at all times as relates to nonswimmers.
22. Only 2 nonswimmers per adult will be allowed.
23. All residents must hold current pool cards in order to use the pool.
24. All guests will be charged \$1 daily and issued a guest pass that must be returned upon leaving. A resident must accompany all guests.

Discipline - Infractions to pool rules will result in disciplinary action taken by the Pool Management Company and/or Winchester Country Board of Directors. Disciplinary actions may include time out and/or the suspension of cards from one day up to and including the remainder of the pool season.

Pool Hours for the 2005 Season

June 1st thru July 31st (see note)

Mondays	Closed
Tuesdays thru Sundays	10:00 AM to 9:00 PM
Saturday, June 11	2:30 PM to 9:00 PM

(The Pool will be closed until 2:30 PM Saturday June 11th for Winchester Hurricane's swim meet.)

Saturday, June 18 th (Youth Pool Party)	9:00 PM to 11:00 PM
Monday, July 4 th *(Community Party)	10:00 AM to 11:00 PM
Saturday, July 23 (Youth Pool Party)	9:00 PM to 11:00 PM

August 1st - 9th

Mondays	Closed
Tuesdays thru Sundays	10:00 AM to 9:00 PM

August 10th - 31st

Mondays thru Thursdays	Closed
Fridays	4:00 PM to 9:00 PM
Saturdays	10:00 AM to 9:00 PM
Sundays	10:00 AM to 8:00 PM

September 1st - 5th

Friday, Sept. 2	4:00 PM to 9:00 PM
Sat. & Sun. Sept. 3 - 4	10:00 AM to 9:00 PM
Monday, Sept. 5 (Labor Day)	10:00 AM to 8:00 PM

Tuesday, Sept. 6
Saturday, Sept. 10

Pool Closed for 2004 Season
Shutdown/Clean-up

Note: June and July there will be water aerobics and swim lessons offered from GHPM. Look for more information soon.

Business Classified Ads

Business Classifieds are \$45.00. Please contact Donna Sommer, djsommer@aol.com, 832-237-4684.

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Winchester Country

COOL SUMMER SALAD

Fresh Broccoli Salad

- 1 bunch fresh broccoli
- 6 green onions
- ½ lb. fresh mushrooms
- 1 (2 oz.) jar pimentos
- 1 green pepper
- 1 tomatoe
- 1 cucumber
- Salt & Pepper
- 1 (8 oz.) can water chestnuts (drained)
- 1 (8 oz.) bottle Zesty Italian salad dressing



Chop vegetables. Add salt, pepper, and salad dressing. Chill 8 hours or overnight.

Winchester Country Seniors' Club

If you are 55 years old and older we are looking for you. Come find out what a fun group we are and join us the 4th Monday of every month at the Winchester Country Clubhouse. In the past our group has enjoyed potluck dinners, bingo, outings to the theatre, lunch outings and other fun events. If you have any questions, please call Lee or Gary Henry at 281-477-9970.

Our next meeting will be *Monday, June 20, 2005 at 6:00 pm. - Bingo
*The date for the June meeting has changed from the 4th Monday of the Month to the 3rd Monday of the Month.

Thank you and we look forward to seeing you.

Divorce Recovery Group Starting

Messiah Lutheran Church of Cypress is hosting a divorce recovery group. The group will meet at Messiah on Tuesday evenings at 7:00 beginning June 6. All persons struggling with divorce issues are invited to attend. Church membership is not a prerequisite. Call the church and ask for Lynette Bartel, for further details.

Messiah Lutheran Church is a grace place, a congregation of the Evangelical Lutheran Church in America (ELCA). Messiah is located at 11522 Telge Road, ½ mile north of Highway 290. Regular worship times are 6 PM on Saturday evenings (a casual service of song and sacrament), and traditional worship at 8 and 10:30 AM on Sundays. The Education Hour is 9:15-10:15 AM on Sundays. For more information, 281-890-3013 or www.messiahlc.org. All people are welcome at Messiah.

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Winchester Country

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D'Angela Billups, 13	B,PS,BB	281-894-4623
Kristen Cammack*, 14	B,T,PS	281-477-0890
Brandon Cook, 16	B,Y	281-955-9606
Christian Cook, 12	PS	281-955-9606
Lauren Filaroska, 13	B,PS	281-894-7417
Hannah Fouts, 12	B,PS,T	832-237-5717
Sesley Pearl Fritz, 15	B	281-477-0224
Melissa Heffern, 14	B,PS,C	281-469-5190
Rebecca Heffern*, 16	B	281-469-5190
Stephanie Medellin, 14	B,PS	281-894-4791
Rebecca Mueller*, 14	B	281-890-0080
DeShee Roland, 16	B,PS,T	281-890-7918
Joshua Roland, 13	B,Y,PS,C,BR	281-890-7918
Samantha Schultz, 16	B,C,PS,T	832-237-4140
Ashley Smith, 14	B	281-955-8082
Amanda Son-Humada	B	281-469-2286
Alexis Stellas, 16	B,PS	281-955-2420
Nicholas Stellas, 13	Y	281-955-2420
Rachel Valdres, 14	B,PS,T	832-298-5340
Emily Ybarra, 13	B, PS	832-237-8149

If you would like your name added to the list, please e-mail your information to wchcoordinator@winchestercountry.org, drop your information off in the mail slot located at the clubhouse or mail to Holly Calbat at 9607 Rio Grande, Houston, Tx. 77064

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(B)=Baby Sitting (Y)=Yardwork (PS)=Pet Sitting

(PI)= Piano Instr. (C)=Car Washing (GL)=Guitar Lessons

(T)=Tutoring (H)=House Cleaning (CS)= Computer Services

(BR)=Minor Bike Rep. (BB)=Bsktbl Lessons (SB)=Softball Lessons

Messiah Lutheran Church VBS

Serengeti Trek – Vacation Bible School – Where Kids Go Wild!
Start your summer with a great Serengeti adventure at Messiah Lutheran Church's VBS, June 13-17, from 9:00 until Noon.

Serengeti is fun for all ages from our youngest group of 3 year-olds to our older groups of 5th grade students. This fun filled adventure at Serengeti Trek will include plenty of action as children will enjoy making crafts, playing exciting games, experiencing stories, eating tasty snacks, and singing catchy songs as they learn about God's love for them. Serengeti Trek is an exciting way to make new friends while learning important lessons of God's love for us.

You can register at Messiah, 11522 Telge Road or call us for a registration form, at 281-890-3013. Children will receive a Serengeti T-shirt, make a different craft each day, receive a Serengeti Trek Bible Book, get daily snacks, and collect Bible Buddies each day to remind them of the daily treasure verse.

CD's and Tapes of the songs that will be learned are also available. As always, scholarships are offered; just let us know when you register that you would like to be considered for one. We encourage you to register early; do not let your children miss out on this great adventure.

On Friday evening, June 17, there will be a special closing program to celebrate the end of a fun filled week. The children will sing some of the new songs they have learned and share some of their favorite memories from the week.

We encourage family and friends to join in this celebration.

We look forward to seeing you at Messiah the week of June 13-17 from 9:00 AM until noon. Reserve your spot today and bring a friend!

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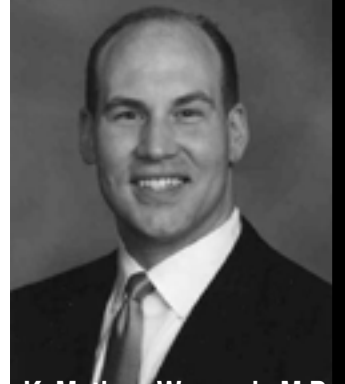
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Winchester Country

Texas Events

June

1-12—HOUSTON: *Reflected Light: The Art of Mary Shaffer* Presents an exhibition of intriguing glass installations by this internationally acclaimed artist. Houston Center for Contemporary Craft, 4848 Main St. E-mail: hccc@craftthouston.org • www.craftthouston.org 713/529-4848

1-Jul. 4—HOUSTON: *Notes from a Child's Odyssey: The Art of Kermit Oliver* Oliver blends contemporary and classical elements to create a unique vision of the world in a style of painting he calls "symbolic realism." The Museum of Fine Arts, Houston. www.mfah.org 713/639-7300

1-Aug. 7—HOUSTON: *Gold! The Natural History of a Golden Metal* Presents the largest and most comprehensive exhibition of gold objects, nuggets and bullion ever assembled. Houston Museum of Natural Science. www.hmns.org 713/639-4629

1-Sep. 7—CLEAR LAKE AREA: *That's Really Weird!* Takes a broad look at weird and unusual events and items in outer space. Space Center Houston, 1601 NASA Road 1. www.spacecenter.org 281/244-2100

2, 9, 16, 23, 30—KEMAH: *Rock the Dock Concert Series* Kemah Boardwalk. www.kemahboardwalk.com 281/334-9880

3-5—HOUSTON: *Spring Repertory Program* Includes the premiere of *Sandpaper Ballet* and the classic *The Firebird*. Wortham Theater Center. www.houstonballet.org 713/227-2787

4—GALVESTON: *AIA Sandcastle Competition* More than 75 teams build extravagant sand sculptures and castles utilizing wit, imagination and their finest sand-sculpting skills. East Beach on Galveston Island. 713/520-0155

4—GALVESTON: *Artwalk* Wine stroll takes people through art galleries, antique shops and boutiques. Historic Strand District. 409/763-2403

9, 11-12, 17-19—HOUSTON: *Maninyas & Giselle* *Maninyas* is an intimate abstract work about relationships. *Giselle* tells of a beautiful peasant girl who falls in love with a young aristocrat disguised as a commoner. Wortham Theater Center. www.houstonballet.org 713/227-2787

11—KEMAH: *Classic Car Show* See automobiles from the 1920s through the 1970s. Kemah

17-19—GALVESTON: *The Jubilee Banjo Band — Celebrates Texas* High-energy show band presents a performance to "put a smile on your face, a tap in your toe and a song in your heart." The Grand 1894 Opera House. www.thegrand.com 409/765-1894

19—GALVESTON: *Juneteenth* Celebrates African-American freedom and emphasizes education and achievement. Includes Freedom Celebration Parade, Annie Mae Charles "Young Folks Picnic," arts show/block party and fireworks. Galveston Island. 409/744-1491

19—HOUSTON: *Juneteenth Celebration* Event includes blues, gospel and jazz performers, along with a variety of activities aimed at raising awareness of African-American heritage. Miller Outdoor Theatre in Hermann Park. www.milleroutdoortheatre.org 713/284-8350

Texas Events has been published with the permission of the Texas Department of Transportation. All events are taken in part from the Texas Events Calendar. All dates for events were correct at the time of publication and are subject to change.

<p>Vacation Bible School July 19-22, 6:30-8:30pm with Doug & Darla Kearce of <i>Cross Style Kids</i></p> <p> ages 3 - preschool</p> <p> REAL ROCK Radio grades K - 6th</p> <p>VBS Family Fun Day Saturday, July 23, 10:00am-1:00pm</p>	<p>4th of July Block Party 5:30pm til after dark Everyone's Invited!</p> <p>Live Music Oldies Country Gospel Rock</p> <p>Food BBQ Chic-fil-A Nachos Snowcones Drinks</p> <p>Free Drawings Hotel Getaway Gift Certificates Family Fun</p> <p>Games & Fun Moonwalk Giant Slide Mechanical Surfboard Trackless Train Rock Wall & Pony Rides!</p> <p>Fireworks Display on site this year!</p> <p>America will be honored.</p>
<p>First Place Mother's Day Out now enrolling for 2005-2006 (begins August 16th) Tuesdays & Thursdays, 9:00am—2:00pm for ages 3 months to 5 years Open House: August 5, 9:00-11:00am</p> 	
<p>houston first church of the nazarene 10001 W. Sam Houston Pkwy. N. (Belway 8 between Fallbrook & West) phone: 281-897-0300 • web: www.hfcnaz.org • email: office@hfcnaz.org</p>	

Winchester Country

Do you Recycle?

Would you like to recycle but do not have a recycle bin to put your recycling stuff in? If that is the case, please go to the Community Website at www.winchestercountry.org and go to Community Coordinator. I will submit your request to BFI to have a bin dropped off at your house. It is so important to recycle now more than ever.

What can be recycled?

- Pizza Boxes
- Cans
- Milk Cartons
- Newspapers
- Magazines
- Light cardboard boxes
- Plastic - shampoo bottles, etc., must have the recycle symbol on the bottom of the plastic bottles



Please note: Sorry, they will not pick up glass.

Also, Bang Elementary will take your newspapers and magazines in their recycle bin too.

Architectural Control

ACC approval must be obtained before you:

1. Paint exterior of your house (even if the same color).
2. Repair or replace your roof.
3. Repair or install a new fence.
4. Add a storage or tool shed.
5. Add a satellite dish.
6. Add an antenna.
7. Install siding.
8. Install a patio or patio cover.
9. Replace garage doors.
10. Add a room addition.
11. Add a pool.
12. Add a deck.
13. Add a basketball goal.
14. Add solar/screen windows of doors.
15. Replace your mailbox.
16. Add burglar bars.
17. Add landscaping.
18. Add sidewalks.
19. Add exterior lighting.

ACC Application

Before making any improvements/repairs or additions to your home, please request a copy of the ACC Application from SCS Mgmt Services, or come to the office at the Clubhouse (see hours someone will be there) or go to website at www.winchestercountry.org and download the form.

Winchester Country Identification Decals

You can obtain identification decals of your vehicle one of two ways: you can email me at wincountry@ev1.net or mail to WCMA, 9607 Rio Grande, Houston, Texas 77064. You will need to include the following: your name, address, make, model, year and color of your vehicle and I will mail it out to you ASAP.

Summer Showing Tips!

Homebuyer's thoughts will naturally turn to patios, decks, landscaping, air conditioning, and pools as we enter the sweltering days of late spring and early summer. You'll want to make sure your house and yard are in top order and summer-friendly. *Keep these tips in mind as you set out to put your home on the market and add your home sale to this summer's statistics:*

- **Curb appeal:** With sunny days, everything will be on display making curb appeal more important now than any other time of the year. Plant a few annuals to provide an instant burst of color. Make sure entrance area is clear from papers, bicycles and toys.
- **Air Conditioning:** First, make sure it's working properly. Have it inspected before you put it on the market. Second, be sure it's on when potential buyers visit; nothing turns buyers off more than entering a hot, stuffy house.
- **Back yard:** Make sure the back yard and patio area are inviting and attractive. Buyers will be paying extra attention to these areas. Clean lawn furniture and arrange it keeping the views from indoors in mind. Make sure your lawn is mowed and healthy. Spruce up the area with a few planters of spring flowers.
- **Pool:** Make sure it's clean. If you have a fence, make sure locks and latches work.
- **Windows:** All windows should be sparkling clean.
- **Walls:** If you're thinking about touching up the paint on your walls, keep the colors neutral & light.
- **Let the light in.** Open blinds and curtains so plenty of light illuminates the home's interior.

For more information on Summer Showing Tips . . . call me today!



Robin Suter

*Winchester Resident
Marketing Specialist*

281-890-4024

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Home Fax: 281-955-9421

RSSELLS@HOUSTON.RR.COM

<http://RobinSuter.garygreene.com>



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Winchester Country

Forced Mowing

In an effort to continue to make Winchester Country a great Neighborhood in which to live the WCMA board has adopted a more aggressive mowing policy. In the event a property is sent a deed restriction violation letter to mow the property and the violation is not corrected a lawn service will be sent to the property and mowed at a cost to the homeowner. If a violation letter is received and a resident needs additional time or assistance please contact Brandy at SCS Management at 281.463.1777



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- * 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.

Tennis Court Cards

If you wish to obtain a tennis court card there is a \$10 deposit (unless you have the old tennis court key). You can either mail a check (made payable to WCMA) to WCMA, 9607 Rio Grande, Houston, Texas 77064 for \$10 with your name and address, or you can drop it off at the clubhouse. Outside the gates there is a slot; just put your envelope in there and a card will be sent to you.

Peel, Inc. Printing & Publishing



We currently publish newsletters
for the following subdivisions:

Houston

Berkshire	Steeplechase
Cypress Mill	Summerwood
Fairfield	Village Creek
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Lakes on Eldridge	Willowlake
Lakes on Eldridge North	Winchester Country
Sommerall	Winchester Trails
Wortham Village	

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Winchester Country

2005 Winchester Country Registration Form Pool and Directory Information

This form needs to be filled out each year to activate pool cards

Resident Name _____
(Last, First name)

Address _____ Own _____
Rent _____ Owners Name _____

Home Phone # () _____ Work Ph# () _____ Cell Ph# () _____
Work Ph# () _____ Cell Ph# () _____

Emergency contact: Name _____ Ph# () _____

E-MAIL Address (#1) _____

(#2) _____

Household Members

Birth date

Medical Conditions

Include your self Falsifying birth dates will result in loss of pool privileges. Use Back side if more room is needed.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

If you are a New Homeowner, leave the card number blank, we will send you two cards for use of the pool.

Note: Any lost cards will be assessed a fee of \$10 per card. Please make your check payable to WCMA if you have lost your pool cards.

Please print your card numbers below from the previous year, so they can be activated for this year.

Card # _____ Card # _____

I have read and hereby agree to abide by the WCMA's Pool Rules posted at the pool and Newsletter.

Homeowner's signature _____ Date _____

After May 31st there will be a \$10 fee charged to receive your pool cards or to activate them.

Please fill out, sign, stamp and mail to:

Pool Coordinator
9607 Rio Grande
Houston, Texas 77064

-OR-

Put in the drop slot at the clubhouse/pool outside gates under bulletin board

If you do not wish to be included in the Winchester Country eMail list, please check here. _____

If you do not wish to be included in the Winchester Country Directory, please check here. _____

WINCHESTER MARKET REPORT

Courtesy of "SUPER DAVE"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Nov 04	Dec 04	Jan 05	Feb 05	Mar 05	Apr 05
\$130,000 above	0	2	0	1	1	4
\$120,000-129,999	3	2	0	3	2	1
\$110,000-119,999	0	2	2	1	2	1
\$100,000-109,999	1	0	0	0	1	1
\$90,000-99,999	0	1	0	0	0	1
\$90,000 below	0	0	0	0	1	0
TOTAL	4	7	2	5	7	8
Highest \$/Sq Ft	81.75	75.75	73.70	72.88	78.10	83.42

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

Recent sales by "SUPER DAVE" in Winchester

- 10055 Lazy Meadows
- 10034 Spotted Horse
- 9511 Lost Eagle
- 10142 Sand Pass
- 9827 Bent Spur
- 9519 Territory
- 10126 Cedaredge
- 10019 Villa Verde
- 10010 Territory
- 10615 Thunderhead Ct
- 10506 Green Valley
- 10303 Ash Fork
- 9518 Cabin Creek
- 10327 Tablerock
- 10235 Tablerock
- 9903 Willow Park
- 10026 Prospect Hill
- 9910 Cedaredge

David "Super Dave" Flory



- #1 Selling Agent in Winchester 1991-2004!*
- #3 Selling Realtor in Houston!***
- Over 480 Homes SOLD in 2004
- Over 96% of David's Listings Result in a Sale

The HIGHEST PRICE PER SQ.FT. House Sold
in Winchester Country: \$86.69



281-477-0345

*According to information taken from the Houston Board of Realtors M.S. computer

**Ranked by the Houston Business Journal 3/2005

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