



Winchester Country

Published Monthly by the Winchester Country Civic Association

Volume 3, Issue 3

March 2006

March

- 6 – 10 CFISD Spring Break Holiday
- 17 St. Patrick's Day
- 25 Swim Team Registration @ Clubhouse 9:00 – 2:00
- 27 Senior's Meeting @ Clubhouse 6:00 PM
- 28 Homeowner's Meeting @ Clubhouse 7:00 PM

April

- 1 Swim Team Registration @ Clubhouse 9:00 – 2:00
- Family Movie Night @ Clubhouse 6:30
- 8 Community Easter Event
- 14 CFISD Easter Holiday
- 16 Easter
- 21 – 22 Community Garage Sale
- 24 Senior's Meeting @ Clubhouse 6:00 PM
- 25 Homeowner's Meeting @ Clubhouse 7:00 PM
- 29 Mobile Vet Clinic @ Clubhouse 10:00 – 3:00

May

- 13 Swim Team Time Trials: Pool opens at 11:00 AM
- 20 Swim Team Home Meet: Pool opens at 2:30 PM
- 22 Senior's Meeting @ Clubhouse 6:00 PM
- 23 Homeowner's Meeting @ Clubhouse 7:00 PM
- 24 CFISD last day of school
- 29 Memorial Day

*Heavy trash pickup day –
Every Trash Pick up day
If not a holiday!*

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

Family Movie Night

Mark Your Calendars

We will be holding the third and possibly the last family movie night!

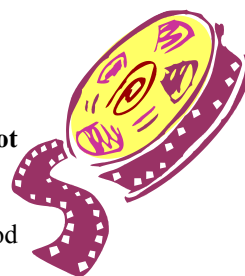
Date: Saturday April 1

Time: 6:30 cartoon

Premier: 7:00 PM The Miracle

Where: The New Winchester Parking Lot

Invite all your neighbors, bring chairs, blankets and join us for a fun neighborhood event.



Community Garage Sale

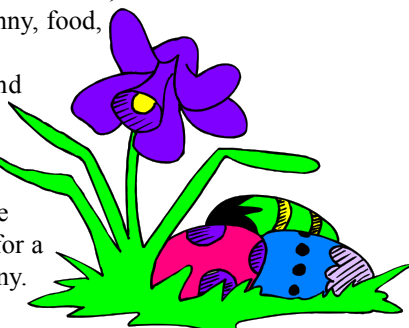
We will be having our Community Garage Sale on Friday, April 21st and Saturday, April 22nd from 8 – 4 PM. This garage sale will be advertised in the Houston Chronicle. Winchester Country will also put signs up at the entrances to the subdivision. You will need to make your own sign to put at the end of your street so people can find you. Please do not put signs up in the entrances of the subdivision.

Community Easter Event

Saturday, April 8, 2006 1 – 3 PM

The Community Easter Event will be held on Saturday, April 8th from 1-3 PM. We will have an Easter Egg Hunt for 3 different age groups: 3 & under, 4 – 7 and 8 – 10, pictures with the Easter Bunny, food, animals and a lot more!

So grab your friends and bring your children up to the clubhouse on Saturday, April 8th from 1 – 3 PM for an afternoon of fun! The cost is \$1 per child and \$1 for a picture with the Easter Bunny. Adults are free.



Winchester Country

WC Maintenance Association Board of Directors

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Jeff Mueller.....president@winchestercountry.org, 281-890-0080

Vice-President

Debbie Armel.....vp@winchestercountry.org, 281-894-0207..

Secretary/Treasurer

Dan DellaSala secretary@winchestercountry.org, 281-955-0344..
treasurer@winchestercountry.org

Director

Jim HensleyDirectorHensley@winchestercountry.org, 281-970-6054

Director

Jeff PlumDirectorPlum@winchestercountry.org, 713-398-8470

Committee Chairperson

Community Coordinator

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

Maintenance Association Meeting

Fourth Tuesday of every month - 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

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 County Sheriff Numbers

Emergency or Crime in progress..... 911

WC Deputies..... 713-221-6000

Vacation Watch

Newsletter Deadline

10th of each month

Submit Your articles and Photos to:

Newsletter Editor

Email wchcoordinator@evl.net

Mail 9607 Rio Grande Houston, TX 77064



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STORE HOURS

Mon. - Sat. 10:00 am - 6:00 pm

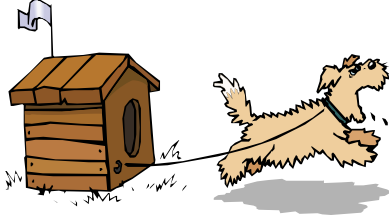
VISIT US AT

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Winchester Country

Loose Dogs

Just a reminder: All dogs must be kept on a leash at all times and not allowed to roam freely around the neighborhood. Loose dogs are threatening to small children as well as adults. Please be considerate of your neighbors and make sure your dog is properly restrained. Thank you.



Advertising Information

Please support the businesses that advertise in the Winchester Country Newsletter. 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 at 832-237-4684; dsommer@PEELinc.com or Peel, Inc. Sales Office at 512-989-8905; advertising@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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FARMERS

Winchester "Hurricanes"

Summer Swim Team Schedule

All events will be held at the Winchester Country Clubhouse at 9607 Rio Grande Road.

• 1st Registration - **March 25, 2006** – 9 am to 2 pm.

• Final Preseason Registration – **April 1, 2006** – 9 am to 2 pm.

Any resident of Winchester Country, Winchester Trails or the immediate vicinity where another NWAL (Northwest Aquatic League) is not already in existence that is 18 years of age or younger as of May 31, 2006 and is a novice swimmer is eligible to join the swim team.

• New Swimmers Parents Meeting – **March 30, 2006** - 7:30 pm to 8:30 pm. Come to this meeting to find out all the details about our team. Please view our website at www.eteamz.com/wsthurricanes to view the season schedule, registration cost and current updates.

MARCH OFFICE HOURS

Mondays 5:30 – 7:30 PM

Wednesdays 10:00 – 2:00 PM

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Winchester Country

Winchester Country Pool Rules 2006

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 non-potty 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 in the pool 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 the fenced area of the pool facility. There are designated smoking areas in front of Coordinator office and Clubhouse II..
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. Non-swimming children must stay in the baby pool and within arms reach of an adult. This also goes for the large pool. All non-swimmers must wear Coast guard approved floatation devices.
21. Adult supervision is required at all times as relates to non-swimmers.
22. Only 2 non-swimmers 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 and will be accountable for their guest's conduct. Disciplinary action can result is the loss of guest privileges for the Host.

Discipline:

Infractions to pool rules will result in disciplinary action taken by the Pool Company (GHPM) 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.

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welcome them to the
neighborhood!*

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Pager: 713/990-4171

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www.cy-faircollege.com
cyfaircollege.edu

Winchester Country

Organization Workshop

We all need to plan for what lies ahead, for ourselves, our children and our aging parents.

Keith Morris, III, Attorney and Counselor at Law, will present a free workshop open to the public to cover topics including:

- Living wills, advance directives to physicians
- Trusts
- Guardianship
- DNR's (Do Not Resuscitate Orders)
- Elder Law – estate planning and protection for our aging population

Handouts and documents will be provided. It's never too early to explore options regarding one's assets and medical care.

Sunday, March 19th

4:30 – 6:00 pm

Building D, Room 101

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.

Volunteers Wanted

A big THANK YOU to all of you who have already called and volunteered to help with the annual Easter Event. We are off to a great start so far; however, there is still room for more volunteers. The annual Community Easter Event will be Saturday, April 8, 2006. We need volunteers the day of the event. You can sign up for 40 minute shifts. We will also need help running the games, and stuffing and hiding the Easter eggs. Come join in the fun and get involved in your neighborhood. If you would like to volunteer please call Holly Calbat at 281-890-8856.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Winchester Country residents, limit 30 words, please e-mail to wchcoordinator@ev1.net.

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Donna Sommer, 832-237-4684; dsommer@PEELinc.com or Peel, Inc. Sales Office @ 512-989-8905; advertising@PEELinc.com.

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Winchester Country

2006 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
<u>Include your self</u>	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. _____

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Olga Salazar - Houston, TX USA

Dr. Nguyen is the most hitech-savvy dentist I have ever met. I have been a patient of Dr. Nguyen for 7 years. His ability and knowledge to utilize computerized equipment and hi-tech (laser etc.) equipment have amazed me. Dr. Nguyen works hard and do the best for his patients. I highly recommend Dr. Nguyen to be your dentist.

Jason Wong - Houston, TX USA

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**initial X-Ray
with cleaning**

**Free Teeth
Cleaning with
invisable braces
*invisalign***

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appointment.**

Winchester Country

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Please Help !!

With Our Neighborhood Easements

In an effort to maintain our neighborhood and avoid issues with cleanliness and fire hazards, Winchester Country elected last year to begin mowing the pipeline easements on a regular basis. By keeping the grass and weeds at a reasonable level we hope to avoid pests and the accumulation of discarded items such as cut grass, shrubbery clippings, tree limbs and garbage. We would like to ask the residents who live along these easements to help us with this project. Please do not discard any items into the easements. These obstacles make it impossible for the landscape service to cut the grass evenly and regular. If you have discarded such items in these easements please help out by removing them. Please do not park trailers in the easements. This also makes it impractical to mow these areas. In the future the landscape service will begin to remove the debris that remain in these easements. When and if this happens the neighborhood will be billed an additional fee for this service. This additional fee "Will" be passed on to the homeowner. We again are asking that you help us out by doing your part. Help us to avoid any additional costs and help us to keep our neighborhood clean and neat. We would like to thank you in advance for your time and consideration.

PROPERTY TAXES ARE YOU PAYING TOO MUCH?

Do you think your property taxes are too high? The National Taxpayers Union estimates thousands of homeowners are over assessed and pay more in property taxes than they should...but too few ever contest their tax bill.

Here's where I come in . . . if you are uncertain as to what recent sales in your neighborhood have been, call me and I will be glad to research them for you, or assess what the true market value of your home is in today's market with a **FREE Home Market Analysis**. We all need to pay our fair share of property taxes, but it just doesn't make sense to pay more than you need to. **Call me today.**



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Robin Suter
Winchester Specialist

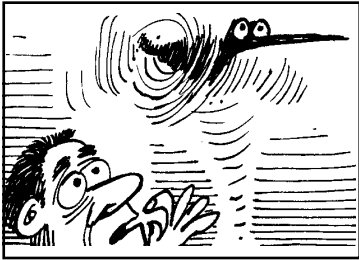
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Winchester Country



*What creature can fly
straight up like a helicopter?
Hmmm...a hummingbird.*

Kids Privacy

We will no longer be listing any ages in the Winchester Country's Newsletter or Website. This is so we don't distinguish the person as an adult or child. For additional information on protecting your family's information on the internet please consider going to the following website Kidz Privacy at www.ftc.gov/kidzprivacy.
The Board

YOUTH JOB DIRECTORY

Teenage Job Seekers
is not available online

DONNA SOMMER
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Senior Citizens Receive an Additional 10% Off

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Winchester Country

HAPPY BIRTHDAY!

March Birthdays

Anne Vetinde, no date available
Bryan Nangmenyi, no date available
Ruby Barrow, March 1
Sandra Lankford, March 2
Maggie Farlow, March 10
Robert Singleton, March 11
Bryan Waid, Sr. March 14
Collin Lankford, March 14
Bart Barrow, March 17
Daniel Faraldo, March 18
Ronne D. Fritz, March 22
Danny DellaSala, March 25
Randolf Garcia, March 26
Bryan Nangmenji, March 30

Happy Anniversary!



March Anniversaries

Billy & Deneen Herzog, March 3
George & Shaunna Schlageter, March 13
Randolf & Patricia Garcia, March 13
Corby & Natalie Stepanski, March 27

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Winchester Country

Birthday - Anniversary - Youth Job Directory Update

Winchester Country Residents please note that we will be updating the Birthdays, Anniversaries and Youth Job directory.

Youth Job Directory

Name	Age	Job	Phone
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Examples:

(B) Babysitting

(Y) Yardwork

(PS) Pet Sitting

(C) Carwashing

Please email your information to the following wehcoordinator@winchestercountry.org, drop off this information in mail slot located at the clubhouse, or mail to the community coordinator at 9607 Rio Grande Houston, TX 77064.

Birthdays

(list each family member)

Name	Month/Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Anniversaries

(list celebrants)

Name	Month/Date
_____	_____



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Come Join Us For

Neighborhood

Family Night

Monday - Friday

5 PM - 8 PM

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**NO COUPONS NEEDED -
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Family Night**

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No Kids? No Problem!

**BUY ANY SUB OR COMBO
AND GET A
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Limited time offer. Good at the Windermere store only.

**WE CATER AND DELIVER
281-897-8333**

WINCHESTER COUNTRY MARKET REPORT

Courtesy of "SUPER DAVE"

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

	Aug 05	Sept 05	Oct 05	Nov 05	Dec 05	Jan 06
\$130,000 +	3	1	2	0	3	1
\$120,000-129,999	1	2	2	1	3	2
\$110,000-119,999	0	2	3	1	0	1
\$100,000-109,999	2	1	0	2	3	0
\$90,000-99,000	1	1	0	0	0	1
\$90,000 -	1	0	3	1	0	0
TOTAL	8	7	10	5	9	5
Highest \$/Sq Ft	82.31	78.84	78.75	79.13	79.26	73.58

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 Country

- 10151 Horseshoe Bend
- 10055 Lazy Meadows
- 10034 Spotted Horse
- 9511 Lost Eagle
- 10142 Sand Pass
- 9827 Bend Spur
- 9519 Territory
- 10126 Cedaredge
- 10019 Villa Verde
- 10010 Territory
- 10615 Thunderhead Ct
- 10506 Green Valley
- 10303 Ash Fork
- 9518 Cabin Creek
- 10327 Tablerock

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 MLS computer

***Ranked by the Houston Business Journal 3/2005

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