



Winchester Country

Published Monthly by the Winchester Country Civic Association

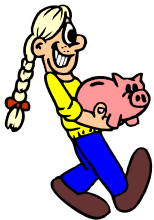
Volume 4, Issue 4

April 2007

Community Garage Sale

We will be having our Community Garage Sale on Friday, April 20th and Saturday, April 21st 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.



You should receive your newsletter no later than the 15th of the month.

If you have received this after the 15th please call the Willow Place Post Office. 281-890-2392

Don't want to wait for the mail?
View the current issue of the Winchester Country Newsletter on the 1st day of the month at www.PEELinc.com

APRIL

- 6 Good Friday/CFISD Holiday
- 7 Winchester Swim Team Registration @ Clubhouse 9:00 – 2:00
- 8 Easter
- 12 Maintenance Board Meeting
- 20 – 21 Community Garage Sale
- 23 Seniors Meeting @ Clubhouse 6:00 PM
- 28 Mobile Vet Clinic @ Clubhouse 10:00 – 3:00

MAY

- 10 Maintenance Board Meeting
- 12 Swim Team Time Trials: Pool opens at 11:00
- 13 Mother's Day
- 19 Swim Team Home Meet: Pool opens at approx. 2:30
- 21 Senior's Meeting @ Clubhouse 6:00 PM (*Note different Date)
- 24 CFISD last day of school
- 28 Memorial Day

JUNE

- 9 Swim Team Home Meet: Pool opens at approx. 2:30
- 14 Maintenance Board Meeting
- 17 Father's Day
- 25 Senior's Meeting @ Clubhouse 6:00 PM
- 26 Annual Homeowner's Meeting @ Clubhouse 7:00 PM

*Heavy Trash will be picked up on every Thursday unless it's a holiday. Heavy Trash **may** be picked up on Mondays if not a holiday depending on truck capacity. Heavy Trash that is not picked up on Monday will need to be removed from the curb by Wednesday night.*

APRIL OFFICE HOURS

Mondays 5:00 - 7:00
Wednesdays 10:00 - 2:00

Winchester Country

WC Maintenance Association Board of Directors

President
Debbie Armelpresident@winchestercountry.org

Vice-President
Jeff Muellervp@winchestercountry.org

Secretary/Treasurer
Dan DellaSalasecretary@winchestercountry.org
.....treasurer@winchestercountry.org

Director
Bob Olivaresdirector1@winchestercountry.org

Director
Karen Higginsdirector2@winchestercountry.org

Committee Chairperson

Community Coordinator
Holly Calbat.....wchcoordinator@winchestercountry.org, 281-890-8856
.....Fax 281-463-0050

Seniors Group Leader
Lynn Fieldljfieldtx@aol.com, 281-894-9532

Harris County Sheriff Numbers

Emergency or Crime in progress..... **911**

WC Deputies 713-221-6000

Vacation Watch..... 281-290-2100

Important Phone Numbers

Post Office1-800-275-8777

Harris County Flood Control District

Bayou Maintenance 281-684-4000

Harris County Animal Control..... 281-999-3191

SCS Managementscs-wema@winchestercountry.org, 281-463-1777
..... Fax 281-463-0050

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

Maintenance Association Meeting

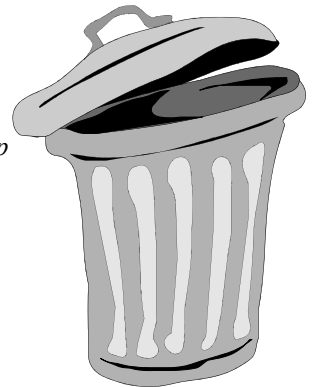
Fourth Tuesday of every quarter - 7 p.m.
Swim & Tennis Club; 9607 Rio Grande Drive

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

NO TRASH PICK UP

*There will not be any trash pick up
on the following dates:*

- 05-28-07
- 07-04-07
- 09-03-07
- 11-22-07
- 12-25-07



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affirmative action/eoo college

Winchester Country

POOL HOURS FOR THE 2007 SEASON

May 4th through May 24th

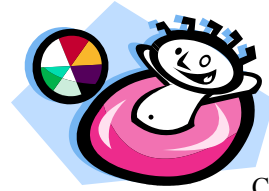
Mondays through Thursdays Closed
 Fridays 4:00 PM – 9:00 PM
 Saturdays through Sundays 12:00 PM – 9:00 PM

May 25th through July 31st

Mondays Closed
 Tuesdays through Sundays 12:00 PM – 9:00 PM

Exceptions and Notes:

Saturday, May 12th – Time Trials 7:00 AM – 11:00 AM
 Saturday, May 19th - Closed until 2:30 est. Swim Meet
 Winchester Hurricanes vs. Deerfield
 Monday, May 28th (Memorial Day) 12:00 PM – 9:00 PM
 Tuesday, May 29th 1:00 PM – 9:00 PM
 Saturday, June 9th - Closed until 2:30 est. Swim Meet
 Winchester Hurricanes vs. Gleannloch Farms
 Wednesday, July 4th 12:00 PM – 11:00 PM



August 1st to 26th

Mondays Closed
 Tuesdays – Sundays 12:00 PM – 9:00 PM

August 27th – September 3rd

Mondays – Thursdays Closed
 Fridays 4:00 PM – 9:00 PM
 Saturdays & Sundays 12:00 PM – 9:00 PM

Exceptions and Notes:

Monday, August 27th School Starts
 Monday, September 3rd (Labor Day) 12:00 PM – 9:00 PM
 Tuesday, September 4th Pool closed for the season.
 Saturday, September 8th Pool shutdown GHPM workday.

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*Membership in Credit Union required. Any applicable fees will be collected up front and then reimbursed in total at the time the loan is funded. If the application is withdrawn, before documents are executed, applicant will not be reimbursed for fees already collected. **Annual Percentage Rate (APR) is based on your credit rating for a term up to 60 months with a minimum loan amount of \$4,000. The advertised APR is valid as of February 27, 2007. Certain credit criteria apply. Rates are subject to change without notice. Interest may be tax-deductible so consult your tax advisor. Special rates are not applicable when refinancing a current First Service home equity loan.



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Winchester Country

Winchester Country Pool Rules 2007

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 and are to be provided by the resident.
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 the 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 or candy is not allowed in the water or pool deck area. All food is confined to the deck area only and associated trash is to be dispensed in appropriate trash receptacles.

19. The Association is not responsible for lost or stolen items. Lost and Found items will be dispensed of periodically depending on volume.
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 year's pool cards and have valid pool registration form on file at the pool in order to use the pool facility.
24. A resident must accompany all guests. All guests will be charged \$1 daily and register as a guest with the associated member in the entry log at the gate. The resident is responsible for the actions of the guest. The number of guest per resident is at the discretion of the WCMA Board.

Discipline

Infractions to pool rules will result in disciplinary action taken by the contracted 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.

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Pflugerville, Texas 78660

Winchester Country

2007 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.

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

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 reactivated for this year.

Card # _____ Card # _____

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

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 it in the mail slot at the clubhouse/pool to the left of the gate under bulletin board

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

Winchester Country

Upcoming Elections

At the homeowner's meeting on Tuesday, June 26, 2007 the annual elections will be held. This year there will be two Director's positions open. Anyone interested in running please contact Shannon Nogradi at SCS Management 281-463-1777. Additionally please forward a short article about yourself to Holly Calbat at wchcoordinator@winchestercountry.org. These articles will be posted in the newsletter. Anyone who would like more information about becoming a director please feel free to contact any of the current WCMA directors.

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. For more information please call Lynn Field, (Group Leader) at 281-894-9532.

Our next meeting dates will be as follows:

Monday, April 23, 2007 at 6:00 pm

Monday, May 21, 2007 at 6:00 pm*

(*Please note change in date)

Monday, June 25, 2007 at 6:00 pm

Thank you and we look forward to seeing you.

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www.greaterhoustonpool.com

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11202 Huffmeister

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www.cypressassistanceministries.com

Men with trucks are needed on Saturdays to pick up heavy furniture donations and return them to CAM. We have had to pass up good quality furniture because we are unable to manage pick-ups without volunteer help. If you can lift, (having a truck is a plus) and would like to donate a Saturday morning once a month, please e-mail Kelly at cam-kelly@sbcglobal.net

Due to the recent Peter Pan Peanut Butter recall, the CAM Food Pantry is in need of Peanut butter, and we ALWAYS need jelly!

Angels' Attic Resale Shop carries a wide variety of clothing, boutique and specialty items, housewares and new jewelry. Please stop by and pick up a current sale calendar. Proceeds from purchases at Angels' Attic benefit the ministry services and Food Pantry at CAM.

Donations to CAM assist in benefiting families in need and can be made Monday through Wednesday -10AM – 6PM and Thursday through Saturday -10AM – 3 PM. Furniture in good condition would be greatly appreciated.

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8:15 AM - Traditional

9:30 AM - Contemporary

11:00 AM - Traditional

11:00 AM - Common Ground

SUNDAY SCHOOL

Adults - All Times

Youth - 11:00 AM

Children - 9:30 & 11:00 AM



*You are
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Winchester Country

Business Classifieds

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May 2007

Newsletter Deadline is Monday, April 9, 2007

Submit Your articles and Photos to:

Newsletter Editor

Email wchcoordinator@winchestercountry.org

Mail 9607 Rio Grande Houston, TX 77064

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.

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 Peel, Inc. Sales Office at 888-687-6444 or advertising@PEELinc.com.



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Winchester Country

WINCHESTER COUNTRY DOG PARK

DOG PARK RULES

This Dog Park is an off leash Dog Park and is maintained by WCMA and is for the private use for residents of Winchester Country **only**.

1. Dog owners/parents are responsible for picking up and disposing of all of their dogs waste.
2. Dog Park hours are 5:00 a.m. to dusk.
3. All dogs must be leashed when entering and leaving the park.
4. All dogs must have current rabies and all vaccinations as required by the Harris County Public Health Department and should be healthy and free of contagious diseases and parasites.
5. Dogs must wear current license tags in the Dog Park.
6. Dog owners/parents must carry a copy of the dogs rabies vaccination certificate while in the Dog Park.
7. Never leave dogs unattended.
8. Dogs must be in view of and within voice control of their owner/parent at all times.
9. Dog owners/parents must carry a leash with them at all times while in the Dog Park.
10. Dogs in HEAT are prohibited.
11. Dogs showing any signs of aggression must be leashed and immediately removed from the park.
12. Dogs under 4 months of age are prohibited.

13. All dogs must be under the control of an adult.

14. No bicycles, skateboards, rollerblades or any motorized vehicles.

USE OF THIS DOG PARK IS

AT YOUR OWN RISK!

**DOG OWNERS/PARENTS
ARE RESPONSIBLE FOR THE
ACTIONS AND BEHAVIOR OF
THEIR DOGS AT ALL TIMES.**

In case of an emergency call 911.

To report animal abuse call
Houston SPCA 713-869-7722

To report Dog Park abuse call
SCS 281-463-1777



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Winchester Country



April Birthdays

Alfred Uresti	April 1	Anna Armel	April 21
Karly Jensen	April 1	Shaunna Schlageter	April 23
Sesley Pearl Fritz	April 5	Connie Faraldo	April 24
Kristi Marcum	April 5	Ethan Ivey	April 24
Rebecca Heffern	April 9	Alysia Smith	April 25
Jazzmin Rae Fritz	April 10	Nicholas Burgess	April 26
Stephen Farlow	April 12	Ashley Corrigan	April 26
Joseph Victor	April 13	Jim Lankford	April 26
April Holliday	April 14	Alexis Stellas	April 29
Dalton Marcum	April 14	Diane DellaSala	April 30
Ryan Smith	April 14	Mary Takam	April 30
Clay Fisher	April 18		



April Anniversaries

June & Alfred Humada	April 5
Bryan & Toni Waid	April 9
Ellen & Jared Lukert	April 9
Rick & Barbara Dorr	



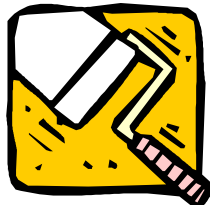
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Advertising Information

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 Peel, Inc. Sales Office at 888-687-6444; advertising@PEELinc.com for ad information and pricing. The deadline for ads is the 10th of each month for the upcoming month's newsletter.

Don't want to wait for the mail?
View the current issue of the
Winchester Country Newsletter
on the 1st day of the month
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YOUTH JOB DIRECTORY

Not Available On-Line

If you would like your name added to the list, please e-mail your information to whcoordinator@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

* Red Cross Certified

(B)=Baby Sitting (Y)=Yardwork (PS)=Pet Sitting
(PI)= Piano Instr. (C)=Car Washing (GL)=Guitar Lessons
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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.

	Sept 06	Oct 06	Nov 06	Dec 06	Jan 06	Feb 07
\$130,000 +	0	3	7	1	2	1
\$120,000-129,999	1	3	2	2	2	1
\$110,000-119,999	2	2	2	1	0	1
\$100,000-109,999	2	2	2	0	0	2
\$90,000-99,000	0	0	0	1	2	0
\$90,000 -	2	0	0	0	1	0
TOTAL	7	10	13	5	7	5
Highest \$/Sq Ft	85.25	82.31	84.94	92.01	76.18	86.26

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

- 10106 Cedaredge
- 10126 Storm Meadow
- 10307 Prospect Hill
- 9703 Cabin Creek
- 9818 Territory
- 10315 Ash Fork
- 9527 Round Up
- 10122 Storm Meadow
- 10402 Tablerock
- 10055 Sand Pass
- 10022 Spotted Horse
- 10310 Trading Post
- 10070 Ash Fork
- 10071 Ash Fork
- 9610 Pale Star

David "Super Dave" Flory



- #1 Selling Agent in Winchester 1991-2006!*
- #3 Selling Realtor in Houston!***
- Over 615 Homes SOLD in 2006
- Over 96% of David's Listings Result in a Sale

The HIGHEST PRICE PER SQ.FT. House Sold
in Winchester Country: \$92.01



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*According to information taken from the Houston Board of Realtors MLS computer

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