



Winchester Country

Published Monthly by the Winchester Country Civic Association

Volume 4, Issue 5

May 2007

Upcoming Elections and Annual Homeowner's Meeting

The Winchester Country Board of Directors would like to invite you to the annual homeowner's meeting which will be held on Tuesday, June 26th. 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.

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.

MAY OFFICE HOURS

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



**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

MAY

- 4 Pool Opens for 2007 Season
- 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

JULY

- 4 Fourth of July
- 23 Senior's Meeting @ Clubhouse 6:00 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.*

***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***

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-wcma@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

Winchester Country Maintenance Board Candidate Bio's

Vicki Hamm

My name is Vicki Hamm. I have lived in Winchester Country going on 20 years and have raised my daughter here. I have volunteered for numerous of the community events and have helped coordinated the kid's night out swim parties. I am a Girl Scout leader and I volunteer at the school when possible. I have worked in the accounting field for 30 years and feel that my experience will help me in this position. My objective is to try and make this a great community in which to live in and hopefully get more of the community involved with major decisions that affect you and your money.

Esmeralda Fritz

My name is Esmeralda Fritz. I have lived in Winchester Country for 8 years. I volunteer for the schools; I have coordinated the kid's night out swim parties and my daughter's softball and basketball teams. I have also coached the teams. I have worked at a pre-school for the last 7 years. I feel I could do a really good job on the board, because I really care about the community and how our money is spent and feel the whole community should have more of a say in what is spent on major projects.





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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

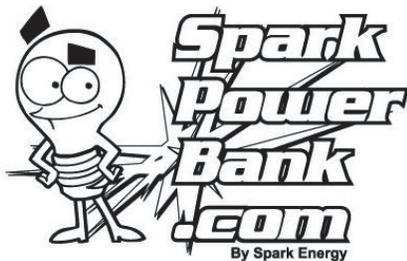
Mondays	Closed
Tuesdays – Sundays	12:00 PM – 9:00 PM

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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SparkPowerBank.com is recommended by Texas Energy Analyst, Alan "Petrodamus" Lammey
Heard Sunday's from 1 pm to 2 pm on 950 AM KPRC - Houston's Place To Talk!

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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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

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, May 21, 2007 at 6:00 pm*

(*Please note change in date)

Monday, June 25, 2007 at 6:00 pm

Monday, July 23, 2007 at 6:00 pm

Thank you and we look forward to seeing you.

JUNE 2007

Newsletter Deadline is Tuesday, May 8, 2007

Submit Your articles and Photos to:

Newsletter Editor

Email wchcoordinator@winchestercountry.org

Mail 9607 Rio Grande Houston, TX 77064

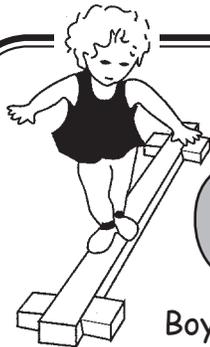
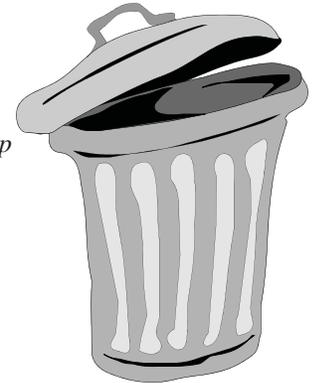
Safety In Numbers

The American Red Cross says it is safest to hike or camp with at least one companion. If you're entering a particularly remote area, ideally, there should be four people in your group. "This way, if one is hurt another can stay with the victim while two go for help," says the American Red Cross.

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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Youth - 11:00 AM

Children - 9:30 & 11:00 AM



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Winchester Country

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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@evl.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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Angels' Attic Resale Shop is stocked with clean, gently used children's clothing for spring. Stop by and take advantage of these and other bargains. Proceeds from purchases at Angels' Attic benefit the ministry services and Food Pantry at CAM.

Cypress Assistance Ministries (CAM), located at 11202 Huffmeister, exists to provide a safe place for individuals or families to tell their story and be offered some measure of hope during difficult times. For a description of all our services and volunteer opportunities, please see our Web site, www.cypressassistanceministries.com

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Montasia
RE/MAX Professional Group (Gracie Galvan)
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Tinseltown
Verizon
Willie's Ice House

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Winchester Country

March & May Birthdays

MARCH

AnyesVetinde	no date available
Ruby Barrow	March 1
Sandra Lankford	March 2
Jennifer Piotrowski	March 7
Maggie Farlow	March 10
Paula Rodriguez	March 10
Robert Singleton	March 11
Bryan Waid, Sr.	March 14
Collin Lankford	March 14
Ally Piotrowski	March 16
Stephen Maurer	March 16
Bart Barrow	March 17
Daniel Faraldo	March 18
Ronne D. Fritz	March 22
Danny DellaSala	March 25
Randolph Garcia	March 26
Yomhali Elizabeth Loya	March 26
Bryan Nangmenji	March 30

MAY

Tammie Bartkowiak	May 1
Allyse Griffin	May 2
Yesliemaine Loya	May 8
Anders Ronning	May 11
Esmeralda Fritz	May 11
Charles Cook	May 13
Demi Lee Navarro	May 14
Jared Foote	May 15
Jason Donat	May 16
Bryan Berg	May 19
Nicholas Dorr	May 19
Dan DellaSala	May 20
Javier Lopez	May 22
Landon Thomas	May 24
Dayzee May Fritz	May 29



March & May Anniversaries

Billy & Deneen Herzog	March 3
George & Shaunna Schlageter	March 13
Randolph & Patricia Garcia	March 13
Corby & Natalie Stepanski	March 27
Karl & Cynthia Skarboszewski	March 31

Greg & Maureen Caswell	May 1
Jim & Sandra Lankford	May 7
John & Constance Benham	May 8
Jason & Vanessa Donat	May 10



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Winchester Country

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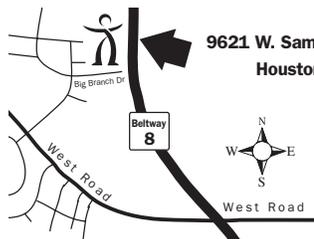
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YOUTH JOB DIRECTORY

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.

	Oct 06	Nov 06	Dec 06	Jan 06	Feb 07	Mar 07
\$130,000 +	3	7	1	2	1	4
\$120,000-129,999	3	2	2	2	1	1
\$110,000-119,999	2	2	1	0	1	1
\$100,000-109,999	2	2	0	0	2	1
\$90,000-99,000	0	0	1	2	0	2
\$90,000 -	0	0	0	1	0	0
TOTAL	10	13	5	7	5	9
Highest \$/Sq Ft	82.31	84.94	92.01	76.18	86.26	93.80

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: \$93.80



281-477-0345

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

**Ranked by the Houston Business Journal 3/2007

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