

# Windermere Lakes

HOMEOWNERS ASSOCIATION



May 2007

[www.windermerylakes.net](http://www.windermerylakes.net)

Volume 1, Issue 4

## PRESIDENTS MESSAGE.....

*By Kevin Swicegood, HOA President*

### **It's Your Pool, After All.**

Personally, I don't have a pool at my house. I have friends and neighbors that have pools and I know they enjoy them. I do attend the occasional private pool party when my friends are free enough to open their home to me. The problem is I really don't have that many friends that have free time when I do. When I want to go for a swim or let my kids play in a pool, unfortunately, there is rarely a friend on my same schedule.

I haven't managed to come to grips with the initial cost of putting in a pool and I probably don't want the additional cost and maintenance a pool would bring. Let's not even discuss the safety concerns for children around a pool which may be poorly supervised or at times, completely unsupervised. Even when it is supervised, it could be a risk. I'll admit I haven't taken the time to get the CPR training I might need. After thinking about it just this little bit, my impression of a pool is that it is sure a lot of trouble.

The best thing for Windermere Lakes residents is that we don't have any of these concerns. A portion of your annual HOA dues are used to provide the funding for a clean, beautiful pool that is staffed by American Red Cross certified lifeguards. The pool chemicals are maintained constantly, safe operating procedures are in force and lifeguards undergo continuous training to improve their skills and tactics. The pool and accompanying bathrooms are cleaned regularly, checked frequently for safety issues and are maintained to current Texas code and best practice recommendations. Our HOA dues allow everything to be enjoyed free during the summer to those residents and their invited guests who visit.

With your pool access card, you are free to discuss your week with your neighbor friends during a Friday evening/afternoon swim while the children play in the summer heat. You can grab that hour of downtime on a Saturday or Sunday while you plan the upcoming week. Another fun time would be to plan on a picnic dinner on a week night with your best neighbor friends while the children wear themselves out. Who knows, with just a little bit of networking effort, you might even make a new neighbor friend that can get you a better deal on grass mowing, baby sitting, your next handyman job or even a new car. The best thing of all is when you leave the clubhouse pool and not have to worry about any pool related issues or expenses! Then, next time you have some free time and want to have fun, just show up again ready to swim.

I highly recommend utilizing the community pool for any family moments you can. I still remember when my parents took me to the pool more than thirty years ago and I bet your children will remember their special trips to the pool too! It's your pool, after all.

## LANDSCAPE FOCUS

*Windermere Yard of the Month*

**Congratulations!**



**The winner is... 12031 Miramar Shores Dr.**

This homeowner's landscaping impressed members of our committee for the best looking yard and was selected as the 'Yard of the Month' for April 2007. (The Spring Decorations also added a lot of fun to the yard and our neighborhood!)

The homeowners receive a \$25 Gift Card from Home Depot, bragging rights to the honor AND our WL Yard of the Month sign remains in their yard during the month. Great job!

Spring is here and we are seeing many of you out in your yards making things look better. Thank you for all your efforts in making our neighborhood more beautiful.

Your 'undercover' WL committee members travel the neighborhood evaluating the lawns and landscaping each month in order to make the selection. The weather is improving so the next few months may be even more difficult for them! We appreciate the time and participation by our volunteers during this selection process.

Sreehari Gorantla

Landscape Committee

***Don't want to wait for the mail?***  
**View the current issue of the**  
**Windermere Lakes Homeowner's**  
**Association Newsletter on the 1st day**  
**of each month at [www.PEELinc.com](http://www.PEELinc.com)**

# Windermere Lakes

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Cy-Fair Hospital.....	281-890-4285
Animal Control .....	281-999-3191
Center Point (Street lights).....	713-207-2222
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SCS Management Services, Inc.....	281-463-1777
Time Warner Cable .....	713-462-9000
Waste Management/Trash Pick Up.....	713-686-6666

## Windermere Lakes HOA 2007 Board of Directors

President.....	Kevin Swicegood
Vice President .....	Kevin McClard
Treasurer .....	Sreehari Gorantla
Secretary .....	Gerri Rougeau-Eubank
Director .....	David Petty

### Committees:

Lake.....	TBA
Social.....	Bill Wentzell
Communication.....	Gerri Rougeau-Eubank
Landscape .....	Sreehari Gorantla
Finance.....	TBA
Architectural Control Committee .....	Nick Nguyen

*All Board members and Committees*

*can be contacted at [www.windmerelakes.net](http://www.windmerelakes.net)*

\*We are in the process of establishing our Committees for 2007 and need resident volunteers! If you are interested in participating with us, please contact us at [www.windmerelakes.net](http://www.windmerelakes.net) for more details. This is a great way to meet your fellow neighbors and to help make our Windermere Lakes community a better place to live.

## Newsletter Information

### Editor

..... [newsletter@windmerelakes.net](mailto:newsletter@windmerelakes.net)

### Publisher

Peel, Inc. .... [www.PEELinc.com](http://www.PEELinc.com), 888-687-6444

Advertising ..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com), 888-687-6444

## Article Submissions

If you would like to submit an article or any information for the Windermere Lakes Newsletter, you may do so by sending the information to [newsletter@windmerelakes.net](mailto:newsletter@windmerelakes.net). *This information should include your name. All information should be received no later than the 9<sup>th</sup> of the month and is subject to editorial approval as well as space limitations.*

## FROM THE BOARD.....

### *Security Issues for Windermere Lakes - HOT TOPIC!*

The WL HOA Board meetings are extremely diversified with regard to the many topics and issues we have to discuss each month. As mentioned previously, we always discuss the Deed Restriction violations, Budget items and any requests the WL Residents may have presented for Board consideration.

There has also been ongoing discussions regarding the Security (or lack thereof) within our WL Community. Frankly, we have been searching for a solution to the security issue long enough. We have cameras and sophisticated equipment for a community our size, but the crime and vandalism in Windermere Lakes is definitely on the rise. We must take further action so this does not get out of control.

Several residents have recently reported automobile break-ins or vandalism, home burglaries and we all know that within our community, the speeding vehicles continue to be a safety issue for our children and families.

We will be distributing flyers at the Pool Party on May 27th announcing the date/time for a special 'HOMEOWNER SECURITY MEETING' to be held at the Clubhouse for all WL Residents. The meeting is being planned at this time and the date will be early June. This meeting will present guest speakers and discuss the options we have available to us to help secure our neighborhood. We need a representative from every home at this meeting... it is extremely important.

This article is not being written to frighten or cause alarm. We have many of the same challenges and problems within Windermere Lakes that most all neighborhoods experience. Our goal is to take a positive step toward stopping any security issues and improving the safety for all our friends and neighbors.

We will also be placing signs at the entrances to Windermere Lakes announcing the Homeowner Security Meeting date. We do hope you will attend and help support efforts to secure our neighborhood.

NOTE: ALL vehicles owned by Windermere Lakes residents should have the WL identification sticker placed on the rear window. If you do not have your stickers or need replacement stickers, please call SCS Management Company at 281-463-1777 to request them. This is one way we can identify vehicles that belong to our residents and be on neighborhood watch for any unauthorized vehicles in our community.

Should you have any issues you would like to address with the WL Board, please feel free to contact us at [www.windmerelakes.net](http://www.windmerelakes.net). We appreciate the opportunity to work on behalf of our community and its residents.

## Business Classifieds

**Seeking people** who want to start a home based business and earn an extra \$100- \$500+ a month with a 26-year-old high-end botanically based skin care company. Call 281-330-1031 after 3pm or e-mail [mary.d.davis@sbcglobal.net](mailto:mary.d.davis@sbcglobal.net) for more info.

# Windermere Lakes Market Report

Courtesy of "DAVID FLORY"

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

	Oct 06	Nov 06	Dec 06	Jan 07	Feb 07	Mar 07
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	0	0	0
\$300,000 - 349,999	0	1	0	0	0	0
\$250,000 - 299,999	1	1	1	0	3	0
\$200,000 - 249,999	1	0	1	2	0	1
\$200,000 -	0	1	0	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>
<b>Highest \$/Sq Ft</b>	<b>100.86</b>	<b>99.68</b>	<b>99.28</b>	<b>103.23</b>	<b>113.53</b>	<b>62.58</b>

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

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# Windermere Lakes

## ARCHITECTURAL CONTROL COMMITTEE (ACC)

### PIERS AND DOCKS

The weather is improving and its time to take a good look at YOUR Piers and Docks!

Recent inspections have revealed that many of the piers and docks in the community are beginning to look a bit rugged and extremely faded. In order to keep the beautiful lake views it is important that we all take notice and get our lakeside piers and docks spruced up.

Please keep in mind that ALL docks are to be stained in the same color scheme. No more gray or unstained piers and docks are allowed in the community. The purpose of this change is to keep the lakeside views more consistent and also maintain the overall continuity of all wood structures within our neighborhood.

#### ACC Guidelines state:

Piers and Docks must be stained with a semi-transparent stain, rather than paint. An application must be submitted prior to staining indicating the exact stain and color being used. For either new docks or re-staining of existing docks, the approved stains are:

- Duck's Back Super Deck Cedar alkyd stain (Monarch Paint Company)
- Cabot Clear Solutions #3005 Pacific Redwood alkyd stain (Kelly Moore Paint Company)
- Behr Cedar Naturaltone alkyd stain (Home Depot and other retailers)

- Behr Cedar Naturaltone latex stain (Home Depot and other retailers)

Docks must be stripped, without using chemicals, prior to re-staining. High pressure water stripping is recommended.

If any change is made that has not been approved, the ACC has the right to ask the homeowner to remove the improvements and/or change from the property at the owner's expense. PLEASE take the time to submit your written request so that there is no problem or challenge with your desire to improve your property.

You will find the necessary ACC form on the Windermere Lakes website at [www.windermerylakes.net](http://www.windermerylakes.net). If you do not have access to the online ACC application, please contact SCS Management Services at 281-463-1777 and the application will be mailed to you.

Nick Nguyen

ACC Chairperson

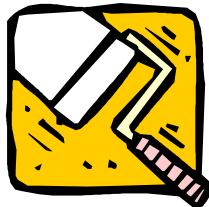
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## WL SOCIAL COMMITTEE CORNER

### Social Committee Chair: Bill Wentzell

Hello again fellow WL Residents!

The Easter Egg Hunt photos are here and it sure appears everyone was having a good time in spite of the cold weather. Brrrrrrrrrr, at least the Easter Bunny stayed warm with all that white fur. (that Lucky Bunny!)

We had some prize baskets for those lucky persons finding the hidden 'special chicks'. Congratulations to each of you winners!

A huge special thanks goes out to the volunteers that helped make this a fun event for all the kids. It was a cold, wet day and yet our volunteers showed up to help without hesitation. (Alan Champagne, you are the best!) The rain held off until the very end of the hunt so all was well for kids, parents and the Easter Bunny!

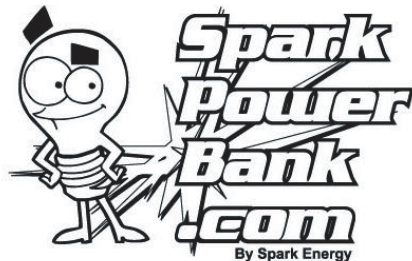
Oh, by the way..... the WL Pool Party is just around the corner! I can't wait to cool off in the water...drift on a pool float...lay on a lounge chair and just relax (I will probably fall asleep). These are just a few of all the fun things we have the privilege to enjoy as Windermere Lakes Residents!

So, better get your bathing suits unpacked, your pool accessories, gadgets out and have your appetites ready, because there will be plenty of Sun, Fun, Music & Food on Sunday, May 27. There will be door prizes, kid's games, and lots more surprises all in one fun-filled day. PLEASE don't be shy and stay cooped up at your place,

come on out, meet people and be a friend. I can't wait to see all your smiling faces having a great time together!

I'll see you all there!

Bill Wentzell



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# Windermere Lakes

## IT'S ALMOST SUMMER TIME POOL SAFETY TIPS & REQUIREMENTS

Windermere Lakes Clubhouse Pool is managed by Greater Houston Pool Management, Inc. again this year. This company is founded on three guiding principles: Safety, Customer Service and Cleanliness! Please note that SAFETY is their #1 Priority!

In order to start the swim season off on a positive note we want to offer some valuable safety reminders. With your support we are confident that the 2007 swim season will be a safe and fun experience for all.

- Parents must closely supervise their children at all times. Remember, it only takes seconds for a child to drown.
- Do not dive in areas marked "NO DIVING". Nearly 90 percent of all spinal injuries occur in the shallow end of the pool.
- Breath holding games can be very dangerous and may cause cardiac arrhythmia or seizures. Games like who can hold their breath the longest, and swimming the longest distance underwater should be avoided at all times.
- Don't allow children to play with or around the main drain. The main drain suction can be very powerful, and has been known to cause severe injuries, and in some cases death.
- The safety of the children in the shallow pool area is the parents or guardians responsibility. The lifeguards will always enforce the pool rules throughout the facility, but children who cannot swim must have an adult within arms reach at all times. The same rule applies even if the child is wearing a floatation device.

- Define a safe zone for your children where they can always touch the bottom. One of the most common saves a lifeguard must make is when a swimmer strays to an area that is too deep for them to stand.
- Access rules to the facility will be strongly enforced and is the responsibility of each resident to understand and follow. It is a very awkward and uncomfortable situation for everyone, when a lifeguard must ask a resident or guest to go back home to get the appropriate access tag.
- Remember that there are several different types of people who like to use the pool throughout the summer. Both young and old, everyone wants to have a good time.
- If you should ever have a question about the pool rules, ask a lifeguard or manager. It is better to be safe than sorry!!!
- Have a safe and enjoyable summer.

### HAVE A SAFE FUN SUMMER AT THE POOL!

2007 Swim Season begins Saturday, May 5, 2007

See [www.windermelakes.net](http://www.windermelakes.net) for actual Pool Days/Times +  
Registration Forms

Don't forget to complete your 2007 Pool Registration Form  
/Facilities Registration Form

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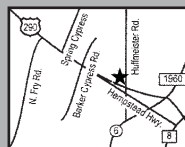
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**Gerri Rougeau, Windermere Lakes Resident**



## WHAT'S HAPPENING ON THE LAKES...

**Flamingo Lake Yacht Club:** Their monthly party was held at Fran & Gail Orso's home on April 7th. Instead of sitting out by the pool enjoying the beautiful view of the lake and sunset, the group was huddled up inside watching the Astros game! The weather was dreary and extremely cold.... can you believe it in April?? The party was still a success with friends, fun and great food. If you live on or around Flamingo Lake and want to get to know your Flamingo Lake neighbors, just contact us at [newsletter@windmerelakes.net](mailto:newsletter@windmerelakes.net). We will put you in touch with their group so you can be invited to their next get together. This is how great neighbors become great friends!

*If you have some news or fun going on at your Lake, please let us hear from you! We'd like to share the news in our future newsletters. Any parties, birthdays, graduations, anniversaries or any other celebrations that may take place would be great shared with your other Windermere Lakes neighbors!*

**WE NEED YOUR NEWS!! PLEASE SEND YOUR INFO TO US FOR THE NEXT NEWSLETTER TO: [newsletter@windmerelakes.net](mailto:newsletter@windmerelakes.net)**

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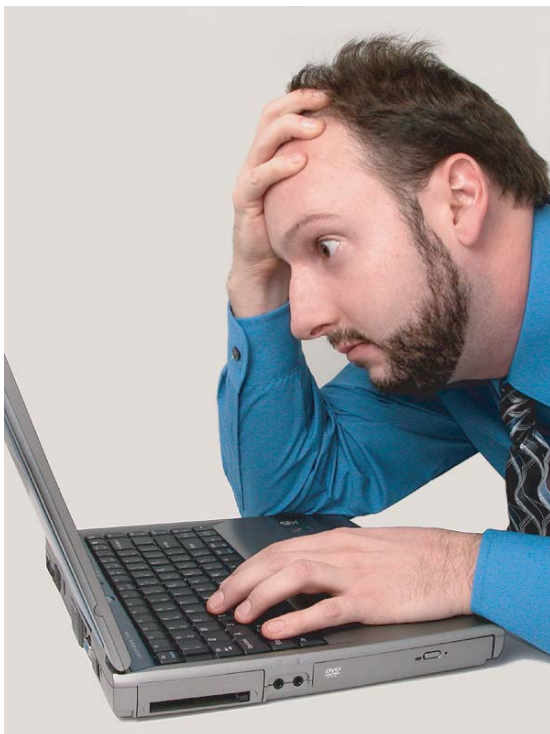
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