

Windermere Lakes

H O M E O W N E R S A S S O C I A T I O N



July 2007

www.windermerylakes.net

Volume 1, Issue 6

Presidents Message...

State of the Community?

It's July, and more than half way to the Windermere Lakes annual homeowner meeting where the Board reports on the business of the year. I would like to take this time to provide a mid-year report of the things happening around the neighborhood beyond the everyday items the HOA Board manages and reviews.

Early this year, the well that supplies the lakes with water failed. A simple replacement turned into a big project as the location of the well prevented a simple removal of the well pipe and pump. A crane large enough to reach over the lake near the clubhouse was required to pull all of the components from the well and replace the system. I'm pleased to say the repair was smooth and without incident.

The Board surveyed the condition of the playground and found items which required repair or correction to insure safety of the children. The swing set seats, tire swing and turnbuckle cover were replaced because of sun damage. A broken steering wheel and broken safety panels on the playground play structure were replaced while the swing bridge was tightened. Several areas of the playground border did not meet safety requirements for distance between the border and the play structure, so the border was moved to comply with safety requirements. Finally, 15 yards of sand were purchased and spread in the playground. Our playground is ready for summer enjoyment!

The Board took the points made in last year's annual meeting seriously about the expenses associated with the clubhouse and the fees for rentals not even financially covering rental costs. The Board solicited bids for cleaning of the clubhouse and also studied the costs for rental. In the end, a less expensive cleaning company was selected, rental rates were increased and rental terms modified. Be assured that there is no intention for the clubhouse rental to be a profit center; the intent is to be financially prudent and cover the actual expenses incurred.

As mentioned in the previous newsletter, palms were used to replace the dead pines at the front entrance, and this project will be on-going on an as needed basis.

Specific directors have undergone training to learn a new accounts payable system which is administered by SCS Management. This system allows the HOA to pay our bills timely to avoid administrative delay resulting in late fees while decreasing the processing cost of each bill that is paid.

Various lock and gate issues such as two broken pool access gates, failed linear card system on the outside clubhouse bathrooms, broken message board at the clubhouse, and a broken power panel lock have all been repaired or replaced. Repairs to the clubhouse roof are

in progress and corrections to lighting problems in the bathrooms have been completed. Two damaged ceiling fans at the clubhouse were removed. A failed water meter for the lakes well was recently replaced.

A security meeting was held in June, and further enhancements to security around the neighborhood are in progress. The Board has recently completed a competitive bid process for electricity to be sure that our rates are in line since this is one of our major expenses.

Projects now in progress for completion are the staining/painting of the public area docks and fencing, competitive bidding of the landscaping and pool management contracts, and bidding for the painting of the interior of the clubhouse.

And most notably, this monthly newsletter was begun which allows the Board to communicate more with the neighborhood.

If there are items which you would specifically like the Board to investigate, please don't hesitate to contact us at windermerylakes.net.

Thanks to everyone for making this neighborhood a great place to live and let's enjoy the rest of the summer season ahead of us! HAPPY JULY 4th from my family to yours!

Kevin Swicegood, President
Windermere Lakes HOA

"NATIONAL NIGHT OUT"
TUESDAY, AUGUST 7, 2007

6:00 pm - 9:00pm

Grab your lawn chairs & snacks.
Everyone needs to get outside to
meet your neighbors, bring a Smile

Is your Lake news missing??? **WE NEED YOUR INFO!!**

If you have some news or fun activities 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!

PLEASE SEND YOUR INFO TO US FOR THE NEXT NEWSLETTER TO: newsletter@windermerylakes.net

Windermere Lakes

Important Numbers

Emergency	911
Sheriff's Dept.	713-221-6000
Center Point Energy - Customer Service (Gas)	713-659-2111
Cy-Fair Fire Dept.....	911
Cy-Fair Hospital.....	281-890-4285
Animal Control	281-999-3191
Center Point (Street lights).....	713-207-2222
Library.....	281-890-2665
NW Harris County MUD #29	713-983-3602
Aquasource	713-983-3604
Post Office.....	713-937-6827
Reliant Energy - Residential Electirc.....	713-207-7777
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/Deed Restrictions	Nick Nguyen
Security	David Petty

*All Board members and Committees
can be contacted at 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 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

Publisher

Peel, Inc. www.PEELinc.com, 888-687-6444
Advertising 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. This information should include your name. All information should be received **no later than the 9th of the month** and is subject to editorial approval as well as space limitations.

Landscape Focus

Windermere Yard of the Month

Congratulations! The winner is... 10147 Ripple Lake 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 June 2007.

The homeowner receives 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!

We appreciate the time and participation by our volunteers during this selection process.

The yards in the neighborhood are looking better and we thank you for your efforts to make this happen! There are still several yards that really need some attention and if something isn't done, the SCS Management letters will be in the mailbox! Ouch!

Thank you for helping make our neighborhood more beautiful.
Sreehari Gorantla, Landscape Committee



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Gerri Rougeau, Windermere Lakes Resident

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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.

	Dec 06	Jan 07	Feb 07	Mar 07	Apr 07	May 07
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	0	0	0
\$300,000 - 349,999	0	0	0	0	1	1
\$250,000 - 299,999	1	0	3	0	0	0
\$200,000 - 249,999	1	2	0	1	0	0
\$200,000 -	0	0	0	0	1	0
TOTAL	2	2	3	1	2	1
Highest \$/Sq Ft	99.28	103.23	113.53	62.58	84.03	74.94

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

#1 Realtor in Windermere Lakes

David "*Super Dave*" Flory



- Top 1% of Realtors in the U.S.
- Over 615 Homes SOLD in 2006
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HIGHEST PRICE PER SQ.FT. resale homes sold
in Windermere Lakes: \$113.53

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Windermere Lakes

What's Happening On The Lakes...

Flamingo Lake Yacht Club: Their June party was held at Tom & Colleen DeJohn's home on June 16th. Everyone enjoyed great food, music and lots of laughter! They elected their new Admiral (President) which is Colleen DeJohn. The group immediately began planning for their new events so hopefully you get to see their July 4th Boat Parade and enjoy their lighted, decorated boats. This is really a fun group and if you live on or around Flamingo Lake, they want to invite you to their next get together. Just contact us at newsletter@windmerelakes.net and we will put you in touch with their group. This is how great neighbors become great friends!

Security Committee Update

Due to a publishers deadline for July newsletter information, we are unable to include further details developed at the Security Meeting held Wednesday, June 13, 2007.

We will have a thorough meeting review and wrap up which will be distributed in the August newsletter.

Our THANKS to each of you that attended the Security Meeting. With your assistance, we look forward to working diligently to improve the security in Windermere Lakes.

David Petty, Chairperson, Security Committee

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From The Board...

Be sure to review the WL Fishing Rules and Regulations below. The BOD is currently working on procedures for security and monitoring the fishing in our neighborhood. As you may have noticed, there are many unauthorized persons coming into WL to fish our lakes. This is strictly prohibited and the procedures will be finalized shortly to help deter these unauthorized visitors. Watch for more information on this subject.

It also appears that we have our own WL residents that may not know the rules and are not fishing our lakes properly. All residents are asked to strictly adhere to the rules and regulations.

Many of our homeowners are actually taking time to ask persons fishing that do not appear to be WL Residents to identify themselves. If the persons are not residents, they are requested to leave the area. Our own neighborhood watch system could assist in these areas.

Windermere Lakes - Fishing Rules & Regulations

1. Windermere Lakes allows only CATCH and RELEASE fishing.
2. Fishing is permitted only for WL Residents and their guests.
3. Guests should be accompanied by a WL Resident at all times
4. Compliance with Texas Parks and Wildlife licensing requirements, rules and regulations is required by all persons.
5. Circle hooks must be used for all live bait fishing and fish.
6. Absolutely no catching of fish by nets or any other such devices.
7. No exotic fish such as aquarium fish or fish caught in other rivers, lakes or ponds should be released in Windermere Lakes.
8. Dispose of all trash, bait containers, picnic materials and fishing line in a responsible manner.
9. Swimming and diving in the lakes is unsafe and strictly prohibited.
10. Children should be monitored at all times while fishing or near the lakes.
11. In case of emergency call 9-1-1.
12. If there are conditions on the lakes which should be corrected, please contact the HOA Board through windmerelakes.net immediately.

All Fishing Rules and Regulations will be strictly enforced. Your cooperation is appreciated so everyone can enjoy WL Fishing!

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WL Social Committee Corner

Hello fellow WL residents!

Hope you enjoy the photos from the 2007 Pool Opening Party! Looks like everyone was having fun!

Wednesday, JULY 4th we celebrate our Annual Windermere Lakes July 4th Pool Party!

The plan is for the party and parade to be even bigger and better than last year!

The WL July 4th Parade will welcome everyone on their bikes, trikes, baby strollers and wagons. Just be sure they are all decorated for participation in our patriotic parade! Everyone should meet at the clubhouse at 9:45am to get their parade position and to actually start the parade route.

The Parade starts at 10:00am and will parade around the community for approximately 45min.

There will be a First Place category for Most Patriotic & Most Original. We are also asking pet owners to decorate their pets (Pets must be on leashes!) There will be a First Place category for Most Patriotic Pet.

As always, we'll have good food, music, games and lots more FUN! Watch for the signs and more details on the website at www.windermerylakes.net.

HAPPY 4th... BE SAFE AND LET'S HAVE MORE FUN!

I'll see you all there...

Bill Wentzell, Chairperson, WL Social Committee



Neighbor to Neighbor

Babysitters Needed... We have received several requests from WL Residents for contact information for babysitters and other services! Unfortunately, we don't have any names to give them at this time! If you do babysitting, pet sitting, lawn mowing, etc. PLEASE send us your information so we can put you together with WL neighbors needing your services. Contact us at newsletter@windermerylakes.net - we will contact you to obtain all the information so we can make it a win-win situation for everyone!

Rachael's



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Windermere Lakes

Windermere Lakes Swimming Pool Hours / Registration

The 2007 Swim Season began Saturday, May 5, 2007. The pool will be open the following days in 2007:

DAYS: Weekends in May: May 5, 6, 12, 19, 20

Daily (closed Mondays): May 25 through August 31st

The pool will be open only when a lifeguard is on duty during the following hours:

POOL HOURS:

Weekends Only - May 5 to May 24:

Saturdays 10:00 am to 9:00 pm

Sundays 10:00 am to 8:00 pm

Memorial Day (Mon) 10:00 am to 9:00 pm

Pool closed Tuesday May 29 for cleaning

Summer hours are as follows May 25 through August 26:

Mondays Closed for Cleaning

Tuesday-Saturday 10:00 am to 9:00 pm

Sunday 10:00 am to 8:00 pm

August 27 to August 31:

Mondays Closed for Cleaning

Tuesday-Friday 3:00 pm to 8:00 pm

Weekends 10:00 am to: 8:00 pm

September 1 through September 23

Monday-Friday Closed

Weekends 10:00 am- 8:00 pm

Monday, September 3 12:00 pm – 8:00 pm.

(Labor Day)

NOTE: The pool is closed on Tuesday if a Holiday falls on a Monday

The Board has installed card key systems for the facilities. If you do not have a card please contact SCS Management 713-463-1777. Additional and replacement cards are available at a fee of \$25.00.

The following qualifications must be met in order to use the pool facility:

1. You must be a member of the Association. Members may invite two guests per swimmer.
2. Members must be current on all Maintenance Fees at all times in order to activate the entry card and keep it active.

Advertising Information

Please support the businesses that advertise in the Windermere Lakes Community Newsletter. Their advertising dollars make it possible for all Windermere Lakes residents to receive the monthly newsletter 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 office @ 512-989-8905 or advertising@PEELinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

2007 POOL REGISTRATION FORM

NAME: _____

ADDRESS: _____

HOME PHONE NUMBER: _____ OWN _____

RENT _____

IF RENTER, OWNER'S NAME: _____

OWNER'S ADDRESS: _____

EMAIL ADDRESS (for Board/Committee use only): _____

PLEASE LIST ALL NAMES OF FAMILY MEMBERS RESIDING FULL TIME AT PROPERTY:

NAME	AGE	HAIR	EYES	HEIGHT	MEDICAL

PLEASE LIST AN EMERGENCY CONTACT:

NAME: _____ PHONE #: _____

Please mail or fax this form to: Windermere Lakes Homeowners Association, Inc.
c/o SCS Management Services, Inc.
7170 Cherry Park Drive
Houston, Texas 77095
Fax: 281/463-0050

TO CONFIRM OUR RECORDS, PLEASE LIST YOUR 5 DIGIT CARD NUMBER BELOW. THIS INFORMATION MUST BE PROVIDED TO PROCESS YOUR REQUEST:

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