

Windermere Lakes

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



August 2007

www.windermerylakes.net

Volume 1, Issue 7

PRESIDENTS MESSAGE...

Slow Down and See the Scenery

While summer is certainly not over and the start of school is later this year than most, it is important for all of us to think SAFETY on our neighborhood streets.

Living on one of the major thoroughfares of the neighborhood, I take time to notice the traffic on a frequent basis while watching my children at play. I have found that there are two types of people that drive through our neighborhood. There are the 'fast as can be' kind and the 'even faster than I can believe' kind. Sure, there are a few exceptions to this statement, but for the most part everyone seems to be in a big hurry to get where they are going.

The Security Committee requested each resident place one of the Windermere Lakes (Palm) window stickers on each of their vehicles in an effort to help identify suspicious vehicles who are not residents in the neighborhood. Many of our neighbors have already placed the WL stickers on all their vehicles which helps out in a big way. These stickers do make it easier to identify non-residents at the public docks, non-residents "parking" at the clubhouse and non-residents cruising the streets suspiciously. If you haven't already done so, I encourage each of you to place those stickers on your vehicles to allow our officers to quickly identify and make sure any car parked in a driveway or street actually belongs in the neighborhood. (You can call SCS Management to obtain the vehicle stickers.)

Now, for the ironic part of the sticker issue. Many times I have noticed vehicles speeding through the neighborhood or cruising through a stop sign in the neighborhood that actually have a Windermere Lakes sticker! Unfortunately, many of our worst speed offenders live right here in the WL neighborhood!

Each resident can help the overall neighborhood safety issues. Maybe the resident isn't even aware they are speeding in the neighborhood. When you see a neighbor blasting toward home, you might stop them to ask, "Are you having a tough day? Is there anything I can do to help? It seems like you were in quite a hurry there." If nothing else, this indicates that you care about all your neighbors' safety and perhaps you will even help them realize they were speeding. Who knows, sometime your neighbors might ask the same questions of you when you are pressing little too hard on the gas pedal. We can all occasionally use gentle reminders.

Finally, the next time you are driving through the neighborhood, take a moment to make a conscious effort to look down at your own speedometer and say how fast it reads out loud. Sure, the speed limit may be 30mph, but why run as hard as you can? Ride through Windermere Lakes at 25mph or less..... the **scenery here is pretty nice!**

~ Kevin Swicegood, President

DON'T FORGET!

"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!

WHAT'S HAPPENING ON THE LAKES...

Flamingo Lake Yacht Club: Their July party was held at Tom & Colleen DeJohn's home on June 30th. Everyone enjoyed great food, music and lots of laughter! They were reunited with their former WL neighbors, Rick Moyer, Maura McCormick and special family member, Maddie who were visiting for the weekend from New Orleans. Rick & Maura miss Windermere and especially their friends on Flamingo Lake! The FLYC group also met again the evening of July 4th for their Annual Boat Parade. The group hopes that those lakefront neighbors that waved, took photos and laughed really enjoyed 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@windermerylakes.net and we will put you in touch with their group. This is how great neighbors become great friends!

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
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Windermere Lakes HOA 2007 Board of Directors

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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

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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..... 10318 FOUNTAIN SHORES DR.

This WL neighbor's landscaping impressed members of our committee for the best looking yard and was selected as the 'Yard of the Month' for JULY 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 judging volunteers during this selection process.

The yards in the neighborhood are really green and growing thanks to all the rain! However, now that the sun is out again you better get that lawn mowed and weeds pulled out of the flower beds... who knows, you could be a Yard of the Month candidate!

Thank you for helping make our neighborhood more beautiful.

Sreehari Gorantla
Landscape Committee

Rachael's



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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.

	Jan 07	Feb 07	Mar 07	Apr 07	May 07	Jun 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	1	1	1
\$250,000 - 299,999	0	3	0	0	0	1
\$200,000 - 249,999	2	0	1	0	0	0
\$200,000 -	0	0	0	1	0	1
TOTAL	2	3	1	2	1	3
Highest \$/Sq Ft	103.23	113.53	62.58	84.03	74.94	89.44

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



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HIGHEST PRICE PER SQ.FT. resale homes sold
in Windermere Lakes: \$113.53

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Windermere Lakes

FROM THE BOARD....

So far... so good!! However, in an effort to keep Catastrophe Planning a high priority for everyone, we thought it would be helpful to present the following Hurricane Preparedness information as prepared by the Texas Department of Insurance.

May 25, 2007

Texas Department of Insurance Urges Hurricane Preparedness

AUSTIN – Hurricane season officially begins in Texas on June 1 and runs through the end of November, typically with peak activity in August and September. Although residents of coastal areas are most at risk, tropical storm systems can travel hundreds of miles inland, creating the potential for wind damage and flash flooding throughout the state. Planning ahead can help you protect yourself, your family, and your property during hurricane season.

Review coverage and policy limits. Make certain your homeowners or commercial property coverage is in force and that it provides adequate coverage to pay the full replacement cost of your property. Make sure you understand what the policy does and does not cover. If you have questions regarding the terms or coverage provided under the policy, contact your agent. If you've made improvements to your home, consider increasing your policy's limits to cover the enhanced value of the property. Even without recent improvements, property values increase over time and insurance policies should be adjusted accordingly.

At no time will any source be allowed to use the Windermere Lakes Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Windermere Lakes Homeowners Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Windermere Lakes residents only.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Windermere Lakes residents, limit 30 words, please e-mail newsletter@windermerylakes.net

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-989-8905 or advertising@PEELinc.com.

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Make sure you have windstorm insurance.

Consider flood insurance. Homeowners and commercial property policies specifically exclude coverage for damage from flooding. To protect yourself from losses caused by rising water, you'll need a separate flood insurance policy from the National Flood Insurance Program (NFIP). NFIP is administered by the Federal Emergency Management Agency. Flood insurance policies usually have a 30-day waiting period after the purchase date before coverage takes effect on currently owned property, so don't wait until a flooding threat is imminent. For more information, contact your insurance agent.

Make a safety plan. If a hurricane threatens your area, you may have to make a decision whether to stay in your home or evacuate. Whenever local authorities recommend evacuation, you should leave. The advice of authorities is based on knowledge of the strength of the storm and its potential for death and destruction.

- Map out safe routes inland or to safer areas. If you live in a low-lying area, know where low-water crossings might make travel to safety more difficult and plan routes that avoid these areas.
- Find out the location of any nearby community shelters in case you must seek immediate shelter.
- When a hurricane watch is issued for your area - an alert that a storm has not yet hit, but conditions are likely in the days or hours ahead - regularly check TV and radio for official weather

(Continued on Page 5)

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From The Board - (Continued from Page 4)

bulletins.

- If you decide that it's safe for you to stay, understand that you may be without electricity, fresh water, and phone service for some time and prepare accordingly. Stock up on canned goods and bottled water, check supplies of medicines and first-aid equipment, and check batteries in radios and flashlights.
- Work out a way for family members to communicate in case you must leave your home or if there is a disruption in local phone service. For instance, agree on a friend or relative who lives outside your immediate area who can serve as a point of contact in an emergency.

Protect your property. When a hurricane watch is issued for your area, taking a few measures in advance may help prevent or minimize damage to your home or property.

- Protect windows, sliding glass doors, and skylights with shutters or plywood.
- Put your car in a garage or other shelter. Secure boats and trailers. Secure outdoor furniture and any other loose material outside.
- If possible, trim back any dead wood from trees. This will reduce the amount of wind stress on trees and eliminate potential damage from falling limbs.
- Move valuables away from windows and, if possible, to an upper floor.

- Bring pets indoors or make other arrangements for their safety. If you must seek shelter in a community shelter, understand that you will probably not be able to keep your pets with you. Contact your local humane society for information about animal shelters.
- If you are leaving your home, lock and secure the premises. Take small valuables and important documents with you.

Make a Home Inventory. Photograph or videotape each room and the exterior of your home. List serial numbers on the items you can. Keep your inventory, your insurance policy, and any other important documents in a safe deposit box or other secure spot. If your home or property is damaged, accurate records can help speed up the claims process and can help prove tax-deductible uninsured losses.

Auto insurance. State law requires all drivers to maintain liability insurance, which pays for injuries and damages you cause to other people and their cars. Liability coverage does not pay for any type of damage to your own vehicle, however. You will need to purchase additional coverage, known as "comprehensive" or "damage other than collision" coverage to protect your vehicle from damage caused by hail, flood, fire, or theft.

For more information: If you have questions about insurance, you should call your insurance agent or TDI's Consumer Help Line toll-free: 1-800-252-3439 or visit the TDI website: www.tdi.state.tx.us.



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Windermere Lakes

WL SOCIAL COMMITTEE CORNER

Hello fellow WL residents!

Well, our July 4th Party is behind us and what a day we had! A relaxing swim in the pool! Floating on a lounge chair catching some rays!

Did I say rays... of course I meant to say RAIN! Despite all the wet weather, we managed to feed approximately 85-100 residents and guests! I say, that was a great turnout despite the weather!



Our July 4th Celebration Parade was held in the Clubhouse due to the weather! We just marched to the music inside and stayed out of the rain! We did have three great entries! The children looked like they were having fun even with the pouring rain outside... it was still FUN! While looking at our Party Photos.... it appears that we all still managed to have a great time.

We want to 'Thank You' residents for participating in our July 4th Party! The music went on as scheduled, INSIDE! The BBQ was fantastic and was served, INSIDE! Actually, the entire party was held inside and that did not stop the fun and fellowship for the approximately 85-100 persons that attended.

One area I would like to comment on. When we have a function, like the Pool Opening and July 4th parties, we usually start serving the food beginning promptly at Noon. We serve until it's all gone or until we begin cleaning up around 1:30pm. I know some of you came by on July 4th after 2pm and were looking for food. While we did have a little food left, it was packed up and we didn't have any serving utensils or paper goods to serve the leftovers with. We are very sorry. Next time, please try to come by within the food serving time and we'll be sure you get served. (The actual party times are more lengthy, but the food serving time is usually from Noon to 1:30pm)

Our next function will be the Fishing Tournament! It is scheduled to be held on Saturday, September 29! So, all of you outdoorsmen need to mark your calendars!

I'll see you all there...

Bill Wentzell, Chairperson
WL Social Committee

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SECURITY COMMITTEE UPDATE

Everyone in attendance seemed extremely pleased with the Homeowners Security meeting held at the Clubhouse on June 13, 2007. Many of you came up afterwards and expressed gratitude for the type of information that the Deputies disseminated out to our WL homeowners. During the meeting, having speakers from the BARS unit, Crime Prevention unit and MUD #29 really helped settle and/or ease many of our homeowners concerns and issues.

The professionalism that each of the speakers displayed was impressive and the subject matter content was "spot on" and exactly the information we homeowners were hoping for. There were seven (7) Deputies in attendance and we salute each of them for going "above & beyond" to attend the meeting. Their interest in and support of our WL community is greatly appreciated. We all realize that their attendance at our evening meeting took free time away from their families and involved cost for the dept., so we are grateful for their personal support as well as the support of the Sheriff's Dept.

I'm sure we had between 85 to 90 WL homeowners attending at some point in the evening. Many homeowners came up to me after the meeting to emphasize that they took value from the meeting and made it known that these are the type of meetings they appreciate and would like to see more of from their Board of Directors. (We heard you!)

After the meeting, the Board members discussed the heat issue in the room and how turning the AC on a couple hours earlier would have helped. You can be sure that will happen at the next meeting! Thank you for enduring the heat with us. Can you imagine the Deputies with all their gear on.. they really felt the heat!

I think with the statistics and the various Deputy comments, a net message was delivered to the homeowners that Windermere Lakes is, on balance, a safe neighborhood with relatively few serious incidents or security violations... and that ultimately, making their homes and families more secure begins with them becoming more alert, reinforcing their locks and turning on their alarms and in general, becoming a cause in the matter of their own Security!

Thanks to those of you that volunteered at the June 13th meeting to be on our newly formed WL Security Committee. Hopefully by the time this newsletter has reached everyone in August, we will be well on our way to a full working committee.

Again, THANK YOU ALL for attending the very successful and productive Homeowners' Security Meeting! Don't forget National Night Out on August 7, 2007. Get outside to meet your neighbors, our safety and security depends on it!

David Petty; Chairperson, Security Committee



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15910 Crooked Lake Way - 4/3.5/3 D
FAIRFIELD - \$323,000



20419 Lake Spring Ct. - 5/3.5/3 D
FAIRFIELD - \$289,900



5422 Misty Dawn - 4/2.5/2 A
FAIRFIELD - \$159,900



16530 Cypress Thicket - 3or4/2/2 A
CYPRESS POINT LAKE ESTATES - \$141,900



16003 Lake Loop, 5/3.5/3 D,
FAIRFIELD, \$329,900



20603 Flagstone Trail - 6/4.5/3 D - Saddle Ridge Estates - \$1,095,000



16411 Redbud Berry - 4/2.5/2 A
FAIRFIELD - \$149,900



15331 Turning Tree Way - 5/5/2 A,
FAIRFIELD - \$285,000



20206 Water Dance Ct, 4/3.5/3D
Pool, FAIRFIELD, \$261,900



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14910 Vista Heights, 3or4/2/2D,
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