

Windermere Lakes

HOMEOWNERS ASSOCIATION

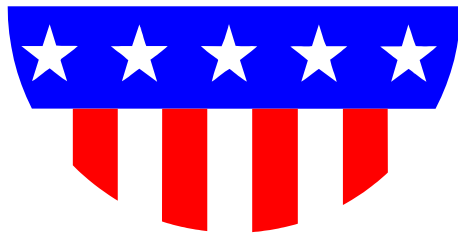


September 2007

www.windermerylakes.net

Volume 1, Issue 8

LABOR DAY



September 3, 2007

Labor Day is a United States federal holiday that takes place on the first Monday in September. The holiday began in 1882, originating from a desire by the Central Labor Union to create a day off for the “working man”. It is still celebrated mainly as a day of rest and marks the symbolic end of summer for many.

FROM THE BOARD....

You might be asking yourself... why are they having this article regarding the WL Fishing Rules and Regulations in our newsletter again... we will be glad to explain!

In addition to the many unauthorized persons that are coming into our neighborhood to fish, there appears to be many of our OWN RESIDENTS that apparently do not know the rules and regulations for our lake fishing.

ALL RESIDENTS and their guests are asked to strictly adhere to the rules and regulations. Our own neighborhood watch system could assist in these areas and we would appreciate anyone seeing lake fishing violations to immediately report them to the Board of Directors at www.windermerylakes.net.

WINDERMERE LAKES - FISHING RULES & REGULATIONS

1. Windermere Lakes allows only CATCH and RELEASE fishing. (OUR FISH ARE NOT FOR PERSONAL CONSUMPTION OR DESTRUCTION IN ANY MANNER)
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

(Continued on Page 4)

PRESIDENTS MESSAGE...

Wanted: ‘Eye Donations’

One of the things I have found most interesting about being a HOA director is the number of things that break, fall apart, get out of sorts, or just generally need some attention on a regular basis around the clubhouse and neighborhood. When these items are noticed, I often wonder how long it’s been since the problem originated.

For example, just a little while ago, there was a problem at the clubhouse which needed some minor attention so I stopped by to take a look. While walking past the outside bathroom I noticed the water fountain was just running from the spout to the drain with no one taking a drink. Further investigation determined the fountain had been running like this for some time, maybe even several days. In the end, the fountain switch was repaired and the problem solved! Similar problems such a loose roof tile issue, damaged sprinklers, trash piled up around the clubhouse, broken pool pump, and malfunctioning lake fountains have all happened from time to time. All of these were apparently broken or needed attention for some time before the Board was aware of the problem.

Here is my personal request to every homeowner in the neighborhood. We all take a look at our house from time to time and note things that need to be corrected. I would like to ask each neighbor to do the same for the neighborhood facilities. When you are riding to work or home or simply running errands, if you see something that is amiss and needs correcting please let the Board know. As with things around your home, if things are not corrected with the association’s facilities, problems which linger might cost more to correct than problems caught early. Repairing or correcting problems at their lowest total cost helps keep annual assessment fees from rising due to waste and unnecessary expenditures.

When you see something you feel needs to be corrected, please contact SCS Management (the association’s business management company) or the Board to let us know. We truly would appreciate it. To contact SCS to report a problem, please call 281-463-1777. To contact the Board, please go to www.windermerylakes.net.

I assure you the Board truly will appreciate having 350+ households worth of ‘Eyes’ helping keep the neighborhood running smoothly.

Kevin Swicegood, President

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
Comcast Cable/Communications.....	800-266-2278
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
Recreational Facilities.....	Dianne Wentzell

*All Board members and Committees
can be contacted at www.windmerelakes.net*

WE NEED ADDITIONAL VOLUNTEERS FOR OUR COMMITTEES!
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.....10146 LAZY LAGOON 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 AUGUST 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 neighbor!

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 it is time to get the lawn mowed and weeds pulled out of the flower beds... who knows, you could be our next Yard of the Month winner!

Thank you for helping make our neighborhood more beautiful.

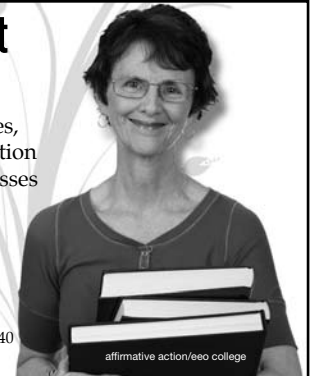
Sreehari Gorantla
Landscape Committee

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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.

	Feb 07	Mar 07	Apr 07	May 07	Jun 07	Jul 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	1	1	1	0
\$250,000 - 299,999	3	0	0	0	1	2
\$200,000 - 249,999	0	1	0	0	0	1
\$200,000 -	0	0	1	0	1	0
TOTAL	3	1	2	1	3	3
Highest S/Sq Ft	113.53	62.58	84.03	74.94	89.44	87.55

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

#1 in Windermere Lakes

David "Super Dave" Flory



- Top 1% of Realtors in the U.S.
- Over 615 Homes SOLD in 2006
- Over 96% of David's Listings Result in a Sale

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

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Transformed Lives.

What you'll find at Cypress United Methodist Church

Starting **Sunday, September 9th**, Cypress United Methodist Church will explore 40 days with "**Treasures of the Transformed Life**". This will be a churchwide adventure within our Sunday School classes, personal Bible study and in our worship services. We invite you to meet our new minister, Rev. Jerome Brimmage, who will give the following sermons:

- Priming the Pump
- Drawing Water
- Jumping In with Both Feet
- Pennies in the Fountain
- Offering a Drink to Others
- Filling the Bucket to Overflowing



Does your soul thirst for more? Come back to church to transform your life to be more fulfilling, more rich, more meaningful and more joyful. We encourage you to dive right in!

We are excited about what you'll find at Cypress United Methodist Church. With Sunday School classes for children of all ages at both 9:30 and 11am, over 17 Adult classes and an awesome Youth group, we are SURE you'll find your place here at CUMC.



First-time visitors please come by our *Chat Room* in the Ministry Activity Center (MAC) to receive your FREE gift bag.

Worship Services

8:15 am and 11:00 - Traditional
9:30 am - Contemporary
11:00 am - Common Ground

www.cypress-umc.org

Cypress United Methodist Church
13403 Cypress N. Houston Rd. (Just east of Huffmeister)
Cypress, Texas 77429 281.469.0730

From The Board - (Continued from Cover Page)

- 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. (THERE IS ABSOLUTELY NO NET FISHING ALLOWED IN ANY OF THE WINDERMERE LAKES.
 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 windermere.net immediately.

All Fishing Rules and Regulations will be strictly enforced.

Your cooperation is appreciated
so everyone can enjoy WL Fishing!

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.

Clubhouse Pool, Patio 'n' Playground

(Recreational Facilities Committee)

Calling all Swimmers and Pool Lovers!!

Are you a member of the "WL Frequent Swimmer Club" at our WL Clubhouse pool? If so, you are certainly a welcomed member! If not, then you must join as soon as you can!

You are probably asking yourself; just what is the "WL Frequent Swimmer Club"?

Well, here is what it is all about!

For those of you who frequent the WL Clubhouse pool, we need your comments and ideas for a newly organized Windermere Lakes Pool, Patio 'n' Playground Committee (a/k/a the Recreational Facilities Committee)!

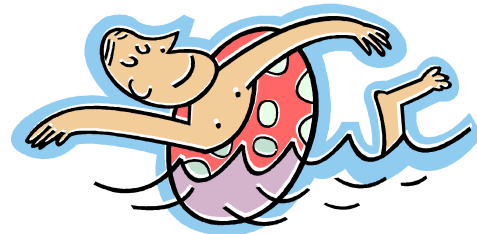
If you are interested in being part of this committee to help make our pool and recreational areas more enjoyable, please contact Dianne Wentzell by email at ldwentzell@gmail.com. Water aerobics anyone??

Reminder to all swimmers and residents: This is a family pool area and proper swimming attire should be worn. Please be sure that you take into consideration that there are children enjoying their summer at the pool and dress appropriately.

We hope to hear from you soon!

Dianne Wentzell, Chairperson

WL Recreational Facilities Committee



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Contact: **Kathy Hoffmaster** x240
Gerri Rougeau, Windermere Lakes Resident

Windermere Lakes

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@windemerelakes.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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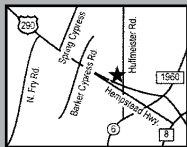
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WHAT'S HAPPENING ON THE LAKES...

Flamingo Lake Yacht Club - The Club members took a break in August. 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@windemerelakes.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@windemerelakes.net

SECURITY COMMITTEE UPDATE

We hope you all enjoyed 'National Night Out' on August 7th and took advantage of the opportunity to meet some of your great neighbors in Windermere Lakes. It was really a 'HOT' evening so that may have kept some of you inside enjoying the air conditioning, but please take time to meet as many neighbors as you can in our community. The more persons we know, the better able each of us will be able to determine whether someone really belongs in our neighborhood or is just 'cruising' for no good reason.

Next year we hope to have an organized outing for 'National Night Out' so we can get participation from the local authorities that support the security of our neighborhood. We will be asking for volunteers to help us with this so we can have a great turnout with lots of things for the kids and grown-ups to do!

Get outside to meet your neighbors, remember... our safety and security depends on it!

David Petty, Chairperson
WL Security Committee

NEIGHBOR TO NEIGHBOR

- CONGRATULATIONS to Kim & Kevin Swicegood (WL HOA President) on the arrival of little 'Isabella Swicegood'. She was welcomed by her big sister, Emma, and the entire family with much joy! You'll be seeing them around the playground soon!
- Windermere Lake resident Alan Champagne is looking to get a used paddle boat to go out on the lake. Please contact him at alan_champagne@yahoo.com or 281-513-8109 if you have one available, or know someone who does.
- 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@windemerelakes.net - we will contact you to obtain all the information so we can make it a win-win situation for everyone!

WL SOCIAL COMMITTEE CORNER

Hello Again WL Residents!

It is that time of summer when the dog days start settling in and the heat index beings to rise! That's when I hear the subliminal sound of something calling to me, "The Pool, The Pool!" Ah yes, what a refreshing relief! Thank goodness the rain subsided for awhile. At least enough to get the yard mowed!

With the July 4th party behind us, we now have a few months to prepare for our next event. Our next neighborhood gathering is really geared for the great outdoors folks! Also, it's really for the ones that enjoy getting a head start on the day by being up at the stroke of dawn! I'm talking about the "Fishing Tournament"!

Now, I'm not the fishing type! But, I bet there are quite a few of you that have some stories (and pointers) you could share! If that's the case, I need you! I really need all the help I can get with this event! So, for all of you fishermen (and women), please contact me via email at oldchristian@gmail.com! I need to meet with you and work out the specifics for this event.

Our Fishing Tournament is currently scheduled for Saturday, September 29! I really can't tell you the time yet, but like I said, I know it's going to be early and I need your fishing help to finalize

the time! So, by the next newsletter, I hope to have had enough input to publish the rules and the time (Have I told you that I know it's going to be early? The Fish like early feeding times – at least that's what I've been told!)

So, until next time, lets all continue being neighborly to one another in our wonderful community! I'll see you there.....

Bill Wentzell, Chairperson
WL Social 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

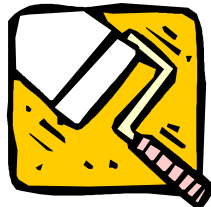
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20203 Prim Pine Ct, 4/3.5/3 D,
Pool, FAIRFIELD, \$345,000



15910 Crooked Lake Way - 4/3.5/3 D
FAIRFIELD - \$310,000



20811 Twisted Leaf - 4/3.5/3 D
FAIRFIELD - \$317,500



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



16530 Cypress Thicket - 3or4/2/2 A
CYPRESS POINT LAKE ESTATES - \$134,900



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 - \$144,900



20602 Cascading Brook Ct - 5/3.5/3 D
FAIRFIELD - \$299,900



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



15406 Woodland Orchard - 4/2.5/2 A
FAIRFIELD - \$157,500



14910 Vista Heights, 3or4/2/2D,
FAIRFIELD, \$234,900



15326 Sienna Oak - 4/2.5/2 A
FAIRFIELD - \$159,500



20303 Lakeland Falls, 5/3.5/3 D,
FAIRFIELD, \$295,000



17611 Mossy Brook, 4/2.5/2+A,
BARKERS LAKE, \$205,500



18206 Auburn Woods, 4/2/2 A,
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