

Windermere Lakes

HOMEOWNERS ASSOCIATION



October 2007

www.windermerylakes.net

Volume 1, Issue 9



**HAVE FUN...
BE SAFE!**

LANDSCAPE FOCUS

Windermere Yard of the Month



Congratulations!

The winner is... 10223 Sand Dollar 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 September 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.

Many of the yards in the neighborhood are really looking good. Our thanks go out to those that care about their homes and keep their lawns maintained. We'd like to remind those that are busy or just don't have the time to do their own lawns and flower beds... just hire someone! There are well-qualified persons in our neighborhood every day that would be glad for the work!!

Thank you for helping make our neighborhood more beautiful.

Sreehari Gorantla, Landscape Committee

PRESIDENT'S MESSAGE

Is it worth \$500.00 Per Hour? YOU bet it is!

The month of October reminds your HOA directors that it is time to prepare a final overview of the expenses for the past year as well as anticipate any large expenditure for the next couple of months. All of this plays a role in putting together the annual operating budget for next year. This budgeting activity is directly related to the annual assessment notice each homeowner will receive which is payable by the end of 2007. October also means it is time for the board to prepare the list of accomplishments done during the past year. We have discussions to decide what projects can and/or should be completed before the end of the year, and what projects need to be delayed to next year, either due to timing issues or budget limitations.

Finally, October is when the Board evaluates the elected office of each director to determine who remains on the board, who may desire to be re-elected, and which seats must be filled anew at the annual homeowner meeting.

The Annual Homeowner Meeting will be held on Tuesday, November 6, 2007 - 7:00pm at the Clubhouse. This meeting is extremely important to both the directors and homeowners. Directors can share their involvement in the accomplishments completed for the neighborhood during what would otherwise be their personal family or work time and also provide an opportunity to hear from residents what hot topics remain as a concern or are needed for improvement.

During the Annual Homeowner Meeting, the annual budget is reviewed and discussion is held with residents on any specific financial questions. Individual reports by each committee chairperson are presented to the homeowners to provide insight to the activities of the Social Committee, Landscape Committee, Security Committee, Finance Committee, Communication Committee and Lakes Committee. Typically, a question and answer session is held to address any specific inquiries from residents desiring more detailed information related to a topic presented by the board or committee chairperson.

Most importantly, the Annual Homeowner Meeting is required by the Association By-Laws and requires a quorum of residents attending so the meeting can be "officially" held. Your attendance is critical, under the by-laws, to maintain a functional, operational board. A quorum is necessary in order for the directors up for

(Continued on Page 2)

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.*

President's Message - (Continued from cover page)

election to receive official election or re-election to their offices and without your attendance, the board seats are appointed as necessary.

Sure, these meetings might be boring compared to your daily activities. And, I can assure you the directors also have other personal or work related matters that need attention because we already spend a significant amount of time handling issues for the betterment of the neighborhood, but we do need you to attend.

Typically the Annual Homeowner Meeting is about two (2) hours, once a year. At the current assessment rate, this means your time is worth over \$500 per hour at the meeting. I would go out of my way for \$500 per hour, how about you?

Kevin Swicegood, President

FROM THE BOARD

Please mark your calendars...

Windermere Lakes Annual Homeowner Meeting

Tuesday, November 6, 2007

7:00pm - Clubhouse

WE NEED YOUR ATTENDANCE AT THIS MEETING!

Clubhouse Pool, Patio 'n' Playground (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.

We hope to hear from you soon!

Dianne Wentzell, Chairperson

WL Recreational Facilities 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**

Back to school is not just for your children!

Cy-Fair College offers weekend courses, workforce certificates, continuing education classes, hybrid and distance learning classes and more!

Start something today!



9191 Barker Cypress • Cypress, Texas 77433
Fairbanks Center
14955 Northwest Freeway • Houston, TX 77040
www.cy-faircollege.com



affirmative action/eoe college

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.

	Mar 07	Apr 07	May 07	Jun 07	Jul 07	Aug 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	1	1	0	1
\$250,000 - 299,999	0	0	0	1	2	1
\$200,000 - 249,999	1	0	0	0	1	0
\$200,000 -	0	1	0	1	0	0
TOTAL	1	2	1	3	3	2
Highest \$/Sq Ft	62.58	84.03	74.94	89.44	87.55	99.14

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



Direct line: **281-477-0345**

Windermere Lakes

WL Social Committee Corner

Hello Again WL Residents!

Our Fishing Tournament was scheduled for Saturday, September 29! Unfortunately, at the time of this newsletter deadline, we did not have the photos and results of our WL Fishing Tournament! We promise to have a full report in our November newsletter.

Don't forget to watch out for all our little witches n' goblins at Halloween. Be sure your children are supervised while out for some fun tricks or treats! We all enjoy the visits from these cute little ones and want them to have a fun, safe trip for goodies throughout the neighborhood!

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

WHAT'S HAPPENING ON THE LAKES...

Flamingo Lake Yacht Club - The Club members met at Barton Springs Grill for a dinner out in late August, a pre-Labor Day party! 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

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.



281-859-4500

6 Months - Same as Cash

0% Interest WAC

FREE ESTIMATES

- | | |
|---|---------------------|
| - New Roofs | - Painting |
| - Roof Repairs | - HardiePlank |
| - Metal Roofs | - Solid Core Siding |
| - Ridge Vents | - Vinyl Siding |
| - Solar Turbines | - Patio Covers |
| - Longest Warranty in Industry on all Roofs | - Vinyl Windows |
| | - Radiant Barrier |
| | - Wood Replacement |

\$500 OFF
Total Siding
Replacement

\$100 OFF
New Roof

SECURITY COMMITTEE UPDATE

We have had some reports in the neighborhood about parked vehicles being vandalized. Please be sure to keep all personal items out of your vehicles so as not to entice the intruders to break into your vehicle!

If you see any persons you believe to be suspicious and/or that do not appear to belong in our neighborhood, please report so they can be checked out by the proper authorities.

Emergency: 911

Sheriff's Dept. 713-221-6000.

Please be reminded that our neighborhood requires all pets be on a leash when being walked or outside of your own premises. There have been reports of animals that are not leashed and have been aggressive toward other animals while being walked by owners. PLEASE KEEP YOUR PETS LEASHED WHEN WALKING THE NEIGHBORHOOD!

David Petty, Chairperson

WL Security Committee

The Foundry Church's Craft Show and Tea Room

A Shopper's Heaven on Earth! The Foundry United Methodist Church will host over 100 vendors at its annual Judy Dierker Craft Classic on Saturday, October 20, 2007, 9 a.m. to 4 p.m. You'll find terrific values on a wide array of goods from vendors offering handcrafted items, fall & Christmas specialties, gourmet baked goods, children's toys, clothing, jewelry and more in a fun and friendly marketplace. You can also shop The Foundry General Store where every cent you spend benefits local and foreign missions. And, when you're hungry, be sure to stop by our Texas Tea Room, open 10:30 a.m. to 1:30 p.m., and enjoy salads, desserts, and coffees. Admission to the craft show is FREE; purchase tea room tickets at the show for \$10 each (all proceeds benefiting missions). Come rain or shine! Foundry is located at 8350 Jones Road, 1-1/2 blocks north of Hwy 290. For more information, call 713-937-9388 or see www.foundryfamily.org.

NEIGHBOR TO NEIGHBOR

- 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.
- Committee Members Wanted... If you would be interested in working on the Newsletter Committee and providing reports, articles and news for your block or lake, please contact Gerri Eubank at newsletter@windermere-lakes.net or redhead4746@comcast.net
- Have something to sell or want to give away?? The homeowners of Windermere Lakes can place their personal ads for free in our newsletter! Contact us at newsletter@windermere-lakes.net and we will contact you to obtain all the information so we can make it a win-win situation for everyone!

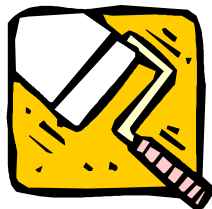
Bashans Painting & Home Repair

Commercial/Residential
Free Estimates

281-347-6702



281-731-3383 cell



- Interior & Exterior
- 20 Years Experience
- Hardiplank Installation
- Wood Replacement
- Pressure Washing
- Sheetrock Repair & Texturing
- Cabinet Painting
- Door Refinishing & Replacement
- Wallpaper Removal
- Custom Staining
- Fence Replacement or Repair

References Available • Fully Insured
NO PAYMENT UNTIL COMPLETION

bashanspainting@earthlink.net

Pumpkin Patch.

What you'll find at
Cypress United Methodist Church

It has been a tradition at CUMC each Fall to sell pumpkins from our front lawn. Yes! We're the church who has the big Pumpkin Patch located on Cypress N. Houston Rd. just east of Huffmeister.

We invite you to join us

**Friday, October 12
through Wednesday,
October 31st from
10 am - 8 pm.**

You'll find
homemade bread,
yard decorations and pumpkins of all sizes!
FREE Popcorn and snow cones from 4 - 8 pm
and all day Saturdays and Sundays. A
special treat, LIVE MUSIC and concessions
on Friday, October 19th, 6 - 8:30 pm. All
proceeds go to our Youth missions.

It's a great place to take pictures, too!

Please join us for worship services on
Sunday. With Sunday School classes for
children of all ages, over 17 Adult classes
and a wide range of ministries, we are sure
you'll find your place here at CUMC.

Sunday Worship Services

8:15 am - Traditional Worship in Sanctuary
9:30 am - Contemporary Worship Center
11:00 am - Sanctuary & Worship Center



Since 1959

Cypress United Methodist Church
13403 Cypress N. Houston Rd.
Cypress, Texas 77429 281-469-0730
www.cypress-umc.org

Windermere Lakes

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.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

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.



10777 Northwest Freeway, Suite 800 Houston, Tx. 77092

Tel: 713-681-2500 www.harco-ins.com

- Automobile / Homeowners / Flood Insurance
- Personal Umbrella Liability

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

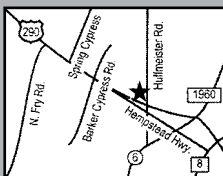
Let us take care of your feet!

- Bunions • Hammertoes • Heal Pain
- Ingrown Nails • Corns, Calluses
- Injuries • Sport Injuries • Children
- Diabetic Foot Care • Orthotics
- Fractures of the Foot & Ankle

Have No Insurance?
We Will Work With You!

The Foot Wellness Center

- **3D State-of-the art Walking Analysis**
- **Certified in Endoscopic Heel Surgery, Ossatron Non-Invasive Heel Spur Surgery, & Laser Surgery For Warts**
- **Alternative Medicine**



NEW Location!

North Cypress Medical Center
21216 N.W. Frwy., Ste. 240
281-955-5500



Dr. Judith E. Rubin,
Podiatrist/Foot Specialist

- * Diplomate, American Board of Podiatric Surgery
- * Board Certified in Foot & Ankle Surgery
- * Fellow American College of Foot & Ankle Surgery
- * Certified Wellness Educator

www.DrRubinFootWellness.com
Serving the Houston Area 24 Years

MAKE BIG, EASY MONEY FOR YOUR GROUP!

So why not sell something everyone needs and loves!!

Everyone needs to wash their car, and everyone loves Bubbles Car Wash.

Join the other Clubs, Teams, Church Groups and other Youth Organizations selling Bubbles Car Washes!

For Details:
Call 713-CAR-WASH
www.bubblescarwash.com



PEEL, Inc.



Printing & Publishing

Publishing community newsletters since 1991

-- Austin --

Avery Ranch
Barker Ranch
Barton Hills
Belterra
Brushy Creek Village
Canyon Creek
Cherry Creek on Brodie Ln.
Circle C Ranch
Courtyard
Davenport Ranch
Forest Creek
Granada Hills
Highland Park West Balcones
Hill Country/Westview Estates
Horizon Park
Jester Estates
Lakewood
Pemberton Heights
Ridgewood
River Place
Scenic Brook
Sendera
Shadow Glen
Shady Hollow
South Lamar Neighborhood Assoc.
Steiner Ranch
Stone Canyon
Tanglewood Oaks
Travis Country West
Villages at Western Oaks
Westcreek
Wood Glen

-- Dallas/Fort Worth --

Brook Meadows
Eldorado HOA
Estates of Russell Creek
Highlands of Russell Park
Hunter's Glen
Timarron
Waterford Park
Woodland Hills



-- Houston --

Berkshire
Canyon Gate at the Brazos
Coles Crossing
Cypress Mill
Enchanted Valley
Fairfield
Hambeldon-Briarchase
Harvest Bend, The Village
Kings Manor
Lakes on Eldridge
Lakes on Eldridge North
Lakewood Grove
Legends Ranch
Longwood
Oakwood Glen
Park Lakes
Riata Ranch
Riverstone Ranch
Steeplechase
Summerwood
Village Creek
Waterford Harbor
Westheimer Lakes
Willowbridge
Willowlake
Willow Pointe
Winchester Country
Winchester Trails
Windermere Lakes
Wortham Village

Kelly Peel, Sales Manager

kelly@PEELinc.com • 512-989-8905

512-989-8905

www.PEELinc.com



Put The Don & Jeanne Machrowicz Team to work for you!

Office (281) 373-4300



Don & Jeanne Machrowicz
Broker/Owners



17811 Harbour Bridge, 4/2.5/2 A,
SYDNEY HARBOUR, \$299,900



20203 Prim Pine Ct, 4/3.5/3 D,
Pool, FAIRFIELD, \$339,900



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



11011 Northam Dr, 3/2.5/2 A,
Pool, ASHFORD PLACE, \$144,900.



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



15303 Bronze Leaf Ct, 4/2.5/2 A,
Pool, FAIRFIELD - \$184,900



15406 Woodland Orchard - 4/2.5/2 A
FAIRFIELD - \$154,900



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, \$199,900



18206 Auburn Woods, 4/2/2 A,
CYPRESS MILL, \$149,900

email: don.jeanne@realtor.com
www.realtor.com/houston/donandjeanne

Sellers, are you behind in payments? Facing foreclosure?
Need to sell fast? You are not alone. Call today for a free,
private, no obligation consultation. We are here to help!

Consistently ranked in the Top 25 Real Estate Team in the city by the Houston Business Journal.



Peel, Inc.

203 W. Main Street, Suite D
Pflugerville, Texas 78660

PRSRT STD
U.S. POSTAGE
PAID
PEEL, INC.

☎ Voice 512-989-8905

💻 www.PEELinc.com

WN