

Windermere Lakes

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



November 2007

www.windermerylakes.net

Volume 1, Issue 10

PRESIDENT'S MESSAGE.....

Reading Eliminates Conflict.

During my years as a Board Member and President of the HOA, I have determined the most undesirable situation between the Board and neighbors are ones that could be completely avoided just by simple paperwork! Windermere Lakes is governed by a set of architectural guidelines which have been established to maintain continuity throughout the neighborhood. Trouble arises when a homeowner has installed, painted, landscaped or otherwise modified their property without submitting an Architectural Committee Application advising of the future modification and requesting approval from the Architectural Committee. Usually such situations arise when other neighbors point out the modification as an eyesore, they are in disagreement with the reporters taste or they are simply in conflict with the neighborhood guidelines. If the structure or change is not approvable, the Association and the homeowner are now at odds. The homeowner has an investment in the improvement project and the Association has guidelines to uphold. An Association can require an improvement project be removed or undone, but much bad blood is always shed and the Association typically incurs costs in these proceedings that can increase annual assessments for everyone. As a reminder, before a project is begun, please provide the Association with an ACC application to insure your change or project is documented as acceptable by the Association in case your neighbor disagrees with your taste and interpretation of the ACC Guidelines.

The architectural guidelines don't require each home to be the same. The guidelines do, however, seek to eliminate individual homes, gardens, structures and aesthetics from being significantly out of line with the general atmosphere of the neighborhood total of the homes. Each homeowner should have received a copy of these guidelines with their home closing package, but like many people, the mountain of paperwork at closing was somewhat overwhelming and the least of my worries. I wanted my house keys and to get out of the title office as fast as possible. Luckily, these same documents are available at www.windermerylakes.net for download and review. I invite and encourage you to review the documents, see the specific items which are addressed and see if your improvement project is approvable when submitted for review.

On a different subject, after a summer of less than stellar performance and complaints from residents on service, water quality and attentiveness of lifeguards, the pool service vendor has been replaced effective November 1, 2007. The newest vendor, selected via a competitive bid process, has assured the Association of top notch service. The Association did achieve a cost reduction with the new vendor as compared with the pervious service. I would like to ask each pool user to keep an eye on new supplier, and if service issues arise, please send comments to the board via www.windermerylakes.net.

See you at the Windermere Lakes Annual Homeowner Meeting:
Clubhouse - 7:00pm
Tuesday, November 6, 2007

Kevin Swicegood, President

VETERANS DAY...

Special thanks to all our Veterans that have given so generously of themselves for our freedom.

We also thank all of our men and women who are currently serving this great country and helping to maintain the freedoms we have enjoyed for so many years. War comes at a terrible cost, your service does not go unnoticed. Stay safe and come home soon.

You are all our heroes.



*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**



*Let us all give thanks for our
family, friends and loved ones!*

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..... 12059 Miramar Shores Dr.

This winner's landscaping was 'spooktacular' and impressed members of our committee as the selection for 'Yard of the Month' for October 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.

Our thanks go out to those that care about their homes and keep their lawns maintained. It is time to get out and get those beds mulched before the cooler weather sets in (huh?), trim up the shrubs and winterize the landscaping. Won't be long and we'll be putting up those Christmas lights and yard ornaments.

Thank you for helping make our neighborhood more beautiful. We appreciate the time and participation by our judging volunteers during this selection process.

*Sreehari Gorantla
Landscape Committee*



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

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.

	Apr 07	May 07	Jun 07	Jul 07	Aug 07	Sep 07
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	0	0	0	0
\$300,000 - 349,999	1	1	1	0	1	0
\$250,000 - 299,999	0	0	1	2	1	1
\$200,000 - 249,999	0	0	0	1	0	1
\$200,000 -	1	0	1	0	0	0
TOTAL	2	1	3	3	2	2
Highest \$/Sq Ft	84.03	74.94	89.44	87.55	99.14	96.42

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

FROM THE BOARD....

We hope you attended the Windermere Lakes Annual Homeowner Meeting Tuesday, November 6, 2007. This meeting allowed each of your Board Members to share the issues, improvements and challenges that were presented during the year. This meeting also allowed each of you to present your questions, suggestions or thoughts with regard to our neighborhood. *Our newsletter went to press prior to the meeting so our meeting wrap-up will be included in the December issue.

Each of us that volunteer to serve on the Board want to express our appreciation to those that work cooperatively with us during the year to help keep our neighborhood one of the best. This year we each have spent many personal hours working on projects, social events, taking care of Association business and working with SCS Management to be sure we are making good business decisions to stay financially strong. As Kevin mentioned in his Presidents Message, we really have some great residents that make sure they follow the ACC guidelines and timely submit their applications for improvements. To those residents, we say THANK YOU! Of course, then there are circumstances that often arise that require decisions to be made by the ACC Committee that are not popular with residents and while we regret dissention, we must occasionally make difficult decisions that are for the good of our entire neighborhood and its homeowners.

The Board expresses its sincere thanks and appreciation to our

Windermere Lakes Committee Volunteers that have served on various committees this year. We have had some really great social activities, good looking landscaping updates/photos for Yard of the Month, newsletter communications and most recently we have added a new Recreational Facilities/Pool committee. You should see some real improvement in the Pool area for 2007-08! THANK YOU to our volunteers; this neighborhood wouldn't be the same without you!

We do need additional volunteers for 2007-08 so please sign up to help. We need your support!

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 changed Pool Management companies effective November 1, 2007 and believe you'll notice the difference when the season begins again.

We hope to hear from you soon!

Dianne Wentzell, Chairperson

WL Recreational Facilities Committee



281-859-4500

6 Months - Same as Cash

0% Interest WAC

FREE ESTIMATES

- | | |
|---|---------------------|
| - New Roofs | - Painting |
| - Roof Repairs | - HardiePlank |
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New Roof

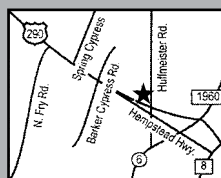
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WL SOCIAL COMMITTEE CORNER

Hello Again WML Residents!

On Saturday, September 29, we held the Windermere Lakes 2007 Annual Fishing Tournament/Extravaganza.

The morning started off at the Clubhouse with plenty of yummy doughnuts, coffee and everyone ready for good time fishing! President Kevin Swicegood presented all who arrived with a neat fishing cap with the Windermere Lakes palm tree logo. Kevin began Announcing and explaining the Fishing Extravaganza rules and regulations.



Great job Kevin! The rules were printed out for all to review and each contestant was instructed to catch their fish, snap a photo of the person with the fish (35mm or digital), release the fish since we are a 'catch and release lake', then return back to the Clubhouse at Noon for judging. Contestants were required to bring their photos to display their proud

"catch(s) of the day". The winning categories were 1) "I actually caught a fish", 2) "Bummer, I didn't catch a fish" and finally, 3) "Biggest catch of the day". All entries for each category were placed in a hat and the lucky winners were drawn. Congratulations to everyone that attended and participated! Since everyone got a Windermere Lakes fishing cap so we were all winners in one way or another!



Our fishing day ended with a huge assortment of sandwiches from

FireHouse Subs! There was plenty of food and beverages to go around! Now that's what I call good old fashioned fun and fellowship.... especially when it includes FOOD! What a great day we had and be sure to take a look at our photos.

MARK YOUR CALENDARS! Our next event is International Night and is scheduled for Saturday, November 3, 2007 at 7pm. At this event, our evening meal selections will depend on what cultural food your family brings. We really need you to bring your favorite dish! You might even take some extra time to write up the name, origin and type of dish you are bringing. This is a sharing and learning evening for all of us and if we each bring our favorites, we will have a great time eating and learning from each other. We need everything from main dishes, side dishes, desserts really, just anything that you enjoy preparing and eating! This will be your moment to shine and/or cook!

I'll see you there..... November 3rd!

*Bill Wentzell, Chairperson
WL Social Committee*



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Windermere Lakes

WHAT'S HAPPENING ON THE LAKES...

Flamingo Lake Yacht Club - The Club members met at Fran & Gail Orso's home for their September outing! This is really a fun group and if you live on or around Flamingo Lake, they want to invite you to their next event

Rumor has it.... there is a Flamingo Lake Holiday Boat Parade being scheduled for sometime in December! We'll keep you posted on the date so you can enjoy the decorations and lights as they travel around Flamingo Lake.

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!

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@windmerelakes.net

SECURITY COMMITTEE UPDATE

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.

Have you noticed the new signs for No Swimming/No Diving around the lakes? We've had these before, but with age, weather and vandals, they needed to be replaced.

Soon we will have fishing signs for the lakes to help enforce our neighborhood fishing rules and regulations. There will be fishing tags assigned to each resident/homeowner in an effort to control who is fishing in our lakes with permission versus uninvited persons that are actually trespassing.

More details to follow..... stay safe and keep a watchful eye on our neighborhood!

*David Petty, Chairperson
WL Security Committee*

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.

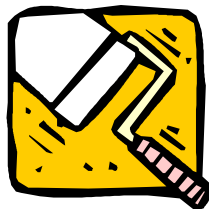
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A Winter Collection • Dec. 6 - Dec. 7

The Honky Tonk Angels Holiday Spectacular • Nov. 8 - Dec. 2

Jazz Band performance • Dec. 5

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NEIGHBOR TO NEIGHBOR

- For Sale: 2005 Harley-Davidson XLH883L Like new, only 311 miles, carburetor, anti-theft, mag wheels, \$6000. 281-881-4234 Gail Orso, WL Resident
- WL 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@windmerelakes.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@windmerelakes.net and we will contact you to obtain all the information so we can make it a win-win situation for everyone!

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@windmerelakes.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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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
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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,
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17611 Mossy Brook, 4/2.5/2+A,
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