

# Windermere Lakes

HOMEOWNERS ASSOCIATION



May 2008

[www.windermerylakes.net](http://www.windermerylakes.net)

Volume 2, Issue 5

## PRESIDENT'S MESSAGE.....

*No Shoes, No Shirt, No Problem!*

With the arrival of May, the Windermere Lakes community pool will be open for business and like me I'll bet you are looking forward to another summer of swimming. Your community pool use comes with few maintenance requirements on your part, a price you can't beat, supervision by trained lifeguards and easy access. To help remind ourselves of what a summer community pool should include, a general overview of the pool guidelines seems appropriate at this time. The desire is for everyone to enjoy the pool and most importantly, the directors of the HOA want everyone to have a safe visit to the pool.

**Rule #1:** The Lifeguard is the authority in the pool area. What the lifeguard says and any directions given by them at the pool area rules! If you do have an issue with a lifeguard, you should leave the pool area and take the matter up with the HOA directors by contacting SCS Management. Directors will contact you to discuss the issue further for any possible resolution.

Admittance to the community pool is by pass only for residents or a guest attending with a resident pass holder. Children 14 years and under must be accompanied by an adult pass holder who is 18 years or older.

Pass holders are limited to two guests per household. Pass holder residents are responsible at all times for their guests behavior.

**Proper swimwear is required.** This isn't a topless beach and it is not Europe so Speedos and topless bikinis are not OK or considered authorized attire. No cut offs, street clothes or inappropriate swimwear is permitted. Swimwear should be child atmosphere and gender appropriate. If you feel someone's swimwear is inappropriate, then feel free tell them their attire is unacceptable for the family atmosphere of WL Pool. Our pool areas should be rated 'Family Oriented' and our attire, language

and actions the same!

Please pick up trash and litter you see at the pool, even if it wasn't yours. Please dispose of it properly upon leaving the pool area. It takes ALL of us working together to keep our pool areas clean and enjoyable for everyone.

Lifeguards are not responsible for watching the baby pool. A supervising adult should stay with their child at all times. The baby pool is intended for children 5 years and under.

In the interest of safety, there should absolutely be no running, diving, horseplay or hanging from the pool bridge/crosswalk. There shall be no jumping from the landscape rocks into the pool.

Food, drinks and pool furniture should be kept at least 3 feet away from the pool edge, and no glass should ever be brought into the pool area as it is not allowed!

Remember the pool area is a family environment and therefore any music brought to the pool should be content safe for all persons at the pool and volume should be kept at a low level.

Flotation devices are allowed at the lifeguard's discretion, however they are not allowed in the deep end of the pool.

Bikes and skateboards are a great way to get to the pool, but please park them outside the pool fence entrance.

The pool house and guard room may contain hazardous chemicals or conditions for maintaining the pool and therefore no one is allowed in the guardroom without specific permission.

Failure to follow any of the above rules could result in your removal from the pool. **Let me repeat, rule #1... the Lifeguards rule during pool hours!!**

Have fun this summer, obey the rules and visit your pool area often!

*Kevin Swicegood, President*

## Happy Mother's Day

### May 11, 2008



*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](http://www.PEELinc.com)**

# 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](http://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](http://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](mailto:newsletter@windmerelakes.net)

### Publisher

Peel, Inc. .... [www.PEELinc.com](http://www.PEELinc.com), 888-687-6444

Advertising ..... [advertising@PEELinc.com](mailto: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](mailto:newsletter@windmerelakes.net). *This information should include your name. All information should be received no later than the 9<sup>th</sup> of the month and is subject to editorial approval as well as space limitations.*

## WL SOCIAL COMMITTEE CORNER

*Hello Again WL Residents!*

A special thanks to all those who came out and participated in our Easter Egg Hunt that was held on Saturday, March 22! The weather could not have been more perfect. It was good to see those familiar faces and to meet some of you for the first time! We had a great turnout and the eggs were gone in a flash! Looks like we need twice the amount of eggs for next year... maybe that will keep the kids busy for another 5 -10 minutes!

We had prize winners, who found special eggs, in all three categories. Thank you Easter Bunny for 'hopping by' again this year! Keep up the hopping and we all hope to see you again next year! We have included photos of all our lucky winners ... congratulations to each of you!

**Can you believe that it is time again for our Annual Pool Opening Party!**

**Mark your calendars and get ready for a fun-packed day:**

**Saturday, May 24 from 11am – 3pm.**

**Food will be served from 12pm to 1pm or until it's all gone!**

**Don't be late for lunch .. remember, if you snooze, you lose!**

**Be sure to watch for the signs around the neighborhood as a reminder.**

We sure do need help with this social event. If you have any ideas or would like to assist us, I can be contacted at [oldchristian@gmail.com](mailto:oldchristian@gmail.com). I would love to hear from you and urge you to consider becoming a committee member.

I'll see you next time... at the pool party!

*Bill Wentzell, Chairperson*

*WL Social Committee*

## SECURITY REPORT / NOTICE

We have had some vehicle break-ins in the neighborhood and everyone needs to be sure to **LOCK YOUR VEHICLES** and **DO NOT LEAVE VALUABLES INSIDE YOUR VEHICLE!** We also suggest you keep the front area of your home well lighted. Keeping the gates on side of your home locked to outsiders may be a good idea until this vandalism subsides.

We apparently have persons going through the neighborhood checking vehicle doors to see if unlocked. There have been personal items taken from inside the vehicles and rummaging around inside the vehicle and console for money or other items. There could be potential problems if they take garage door openers from the vehicle and come back later when no one at home to gain entry to the garage!

Be aware and on the lookout for 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.**

Stay safe and keep a watchful eye on our neighborhood!

*David Petty, Chairperson*

*WL Security Committee*

**Rachael's**



*handpicked with love*



*Mother's Day is Sunday May 11<sup>th</sup>*

**12240 FM 1960 W @ N. Eldridge • 281-469-3881**

## LANDSCAPE FOCUS Windermere Yard of the Month Congratulations!



### 10223 SAND DOLLAR DR.

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

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.

We have noticed so many of you outside working on beautifying your yards.. thank you! What a pleasure it is to drive through the neighborhood and see the great results! It is nice to see the tearing out of old winter's dead limbs, weeds and dried palm branches, then substituting new colorful plants and beautiful flowers for Spring.

When the yards and homes look good, it just seems to feel good to those that call Windermere Lakes home. If you have a neighbor that doesn't seem to take care of their yard, you can make a report to SCS Management and there will be an inspection made. We don't want that to happen so please do whatever it takes to do your part in caring for our neighborhood.

Thank you for helping make our neighborhood more beautiful. We also appreciate the time and participation by our judging volunteers during this selection process as the winter months seem to make it a tough decision! SPRING is here... great looking yards will make the judging decisions tough, but the beauty will be so easy on the eyes of our neighbors!

Sreehari Gorantla

Landscape Committee

## 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](mailto: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](mailto:advertising@PEELinc.com).

## Clubhouse Pool, Patio 'n' Playground

(Recreational Facilities Committee)

Pool times are quickly approaching! If you are thinking about planning a pool party for this summer, please be sure to contact SCS Management to make your reservations. The calendar fills up quickly for pool and clubhouse reservations. We have enclosed a Clubhouse/Pool Reservation Form for your use in reserving your dates!

We want to make this the best summer yet at the pool area and could sure use your help! We need volunteers to share ideas and assist with the planning of fun for both the children and adults of Windermere Lakes.

If you are interested in being part of this committee to help make our pool and recreational areas more enjoyable, please contact Dianne by email at [ldwentzell@gmail.com](mailto:ldwentzell@gmail.com). We hope to hear from you soon!

Dianne Wentzell, Chairperson

WL Recreational Facilities Committee

### 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](mailto:newsletter@windermerylakes.net)

## The Foot Wellness Center



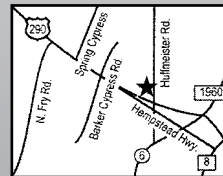
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# Windermere Lakes

## NEIGHBOR TO NEIGHBOR

- **For Sale:** Beautiful Patio Furniture - 60"x42" Ceramic Mosaic Bar Height Table and Four (4) Vehicle Barstools. Orig Cost \$2000., will sell for \$1200. (purchased 10/07) Contact Phil Meyer 281-467-9028, 281-894-8381 - Windermere Resident
- **For Sale:** Paddle boat by Leisure Life with canopy top, built-in Minkota trolling motor and adjustable cushion seats. \$450.00 Steve Gullion 281-477-3830, Windermere Resident
- **More Babysitters Needed....** We have received several requests from WL Residents for contact information for babysitters and other services! 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@windermereelakes.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@windermereelakes.net and we will contact you to obtain all the information so we can make it a win-win situation for everyone!

*I travel not to go anywhere, but to go. I travel for travel's sake. The great affair is to move.*  
-Robert Louis Stevenson

## WHAT'S HAPPENING ON THE LAKES...

### Flamingo Lake Yacht Club -

The 'Flamingo Lake Party' was held on Saturday, April 12, 2008 at Tom & Colleen DeJohn's home. A surprise birthday party was planned for Marie Schroeder (no, we don't tell ages!) and a good time was enjoyed by everyone. Rick Moyer and Maura McCormick (WL defectors to New Orleans) came in town to join the festivities... they still enjoy their Flamingo Lake friends!

### HAPPY BIRTHDAY MARIE!

This is really a good group of neighbors that meet and just have fun being around each other! If you live on or around Flamingo Lake, they want to invite you to their next event. Just contact us at newsletter@windermereelakes.net and we will put you in touch with their group.

This is how great neighbors become great friends!



### We need your News!

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. Are you or someone in your family running in a marathon, have a new member in your family, children accomplishments or something you'd like to share in the newsletter? 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@windermereelakes.net

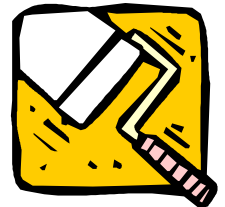
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Gerri Rougeau, Windermere Lakes Resident

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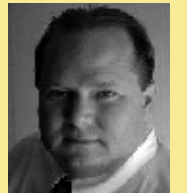


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# We Challenge What You Pay For Electricity!

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I'm Texas Energy Analyst Alan Lammey. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore! **Stop it.**

Some electric companies talk about "**Simple**" rate plans – that just means it costs you more! Others brag that they'll "**Send you a Rebate**" – that just means you're already paying too much!!

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Please choose "Newsletter Ad" as your referral on the SparkPowerBank.com website.

## INFO FROM THE BOARD....

*If you want to reserve the Clubhouse and/or Pool you better get your information in quickly as the rental dates are filling up!*

### Windermere Lakes Clubhouse RESERVATION AGREEMENT

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Office Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Requested Date of Function: \_\_\_\_\_ Type of Function: \_\_\_\_\_  
Start Time (including set-up): \_\_\_\_\_ End Time (including clean-up): \_\_\_\_\_

Complete this form and mail or deliver to SCS Management Services: 7170 Cherry Park Dr., Houston, TX 77095. The reservation must be received at least ten (10) business days prior to the date of your rental, and will be confirmed only upon receipt of this signed reservation form, by the actual homeowner, and two (2) checks made payable to "Windermere Lakes HOA." Your reservation will be cancelled if arrangements are not made as outlined under "Inspection of Clubhouse" below.

**Clubhouse Closing Times:** Monday-Sunday 9:00 a.m. – 12:00 a.m.

**All Rental Times: 9 Hours** in duration (including set up and clean up) for resident renters **9 Hours** in duration (including set up and clean up) for non-resident renters; any additional hours are payable in advance at the rate listed below

**Rental Rate Chart:** Check appropriate area below. Pool rental and lifeguard fees will apply (**\*\*EVEN \*\* WITHOUT\*\* SWIMMERS\*\***) if renter wants to access the pool area during the function. Note: Fee for pool rental does not include payment for lifeguards. Lifeguard fees will be separate and payable to the pool management company.

	Resident	Rental Fee	Deposit Fee	Fee Per Each Additional Hour
( )	Clubhouse only	\$ 350.00	\$ 300.00	\$ 50.00
( )	Pool only	\$ 150.00	\$ 50.00	\$ 25.00
( )	Clubhouse and Pool **	\$ 500.00	\$ 350.00	\$ 75.00
	<b>Non-Resident</b>			
( )	Clubhouse only	\$ 1,000.00	\$ 400.00	\$150.00
( )	Pool only	\$ 250.00	\$ 75.00	\$ 25.00
( )	Clubhouse and Pool	\$ 1,250.00	\$ 475.00	\$175.00

**(Non-Residents are limited to 4 rentals per year for Fridays or Saturdays.)**

Maximum Occupancy: **101 persons** (Per Fire Marshall). No exceptions.

**Keys** - Only the appropriate key(s) to the front, patio door and/or kitchen will be provided. You will receive the keys at the pre-rental inspection and the keys **must** be returned at the post inspection. There will be a forfeiture of \$25.00 from the deposit if the keys are returned late. If the keys are not returned at all, \$100 will be charged to the renter for the cost of re-keying and having new keys made. In the event you are scheduled to meet for the pre-rental and post inspection to either pick up or return your key and there is a "no show", you will be charged an additional fee on top of the \$25.00 forfeiture.

**Inspection of Clubhouse** – You are required to contact Dianne, 281-728-2126, at least five (5) days prior to the date of your rental to arrange the times you will meet their representative at the clubhouse for both the pre-rental and the post-rental inspection. Your rental will be cancelled if Dianne is not contacted five (5) days prior your rental. The first inspection must take place at least one day prior to your rental. At the pre-rental inspection, both the renter and Dianne (or her so designated individual) will sign a Clubhouse Inspection Form before keys will be distributed. Both parties will again sign the same form at the post-rental inspection at which time the keys must be returned to avoid the penalty.

The **Rental Deposit** will be returned in the mail. If the facilities are damaged or left in a dirty manner after a function, the Homeowners Association may, without prejudice to any other remedy, use or apply the whole or any part of the Rental Deposit, to the extent necessary to repair such damage or clean up the facilities. The renter is responsible for disposing of trash accumulated during the time of the rental. The trash must be removed from the clubhouse and removed from the property prior to final checkout. User liability for damage or clean up is not limited to the amount of the Rental Deposit. Any infraction or violation of this Clubhouse Agreement or any parts or statements thereof, may result in the immediate forfeiture of the renter's entire Rental Deposit, without prejudice to any other remedy.

#### USAGE GUIDELINES:

1. The Clubhouse is limited to "not for profit" meetings and functions.
2. **Resident HOA Assessment Fees must be current to reserve and use the Clubhouse, which includes all penalty and interest fees.**

*(Continued on Page 7)*

## Reservation Agreement - (Continued from page 6)

3. The reserving person(s) are responsible for locking ALL DOORS, WINDOWS AND RE-SETTING THE THERMOSTAT upon departure from the Clubhouse function. Shutters and furniture are to be returned to their original location.
4. The person(s) making the reservation must be at least 21 years of age and must remain on the Clubhouse premises at all times during the function.
5. Moving the furniture, shutters, and/or furnishings is allowed, but anything that is moved should be put back in its original place for post inspection.
6. The person(s) making the reservation is responsible for set-up and clean up of the function and all trash must be bagged and **remove from premises prior to final checkout.**
7. **SMOKING IS PROHIBITED AT ALL TIMES INSIDE THE CLUBHOUSE. Alcoholic beverages shall not be served to anyone under 21 years of age.**
8. All facilities, other than the Clubhouse, will remain open to other residents during regular seasonal hours. Rental of the pool on a non-exclusive basis will be at the discretion of pool management based on pool usage and availability of lifeguards.
9. Swimming in the pool will only be permitted from the months of May through September. Swimming will NOT be permitted, and the pool will be closed, if the weather is inclement. When having a pool party you are required to hire lifeguard(s) at your own expense. One lifeguard is required for every 25 persons. Renters are responsible for calling the pool management company, **Aquatic Management of Houston, 281-446-5003** to arrange for lifeguards. **SCS Management Services, Inc. must receive confirmation from the pool company that lifeguards have been hired before keys will be given out.** Any infraction or violation of rules, regarding swimming in or use of the pools, shall result in the immediate forfeiture of the renter's entire Rental Deposit.
10. The Rental Deposit and Rental Fee do not limit responsibility for damages or clean-up resulting from the Clubhouse function.
11. Absolutely no firearms, fireworks or explosives, are allowed on the Clubhouse premises, or on any premise in the Windermere Lakes Subdivision. Any infraction of rules, regarding firearms, fireworks and/or explosives, SHALL result in the immediate forfeiture of the renter's entire Rental Deposit.
12. The doors to the clubhouse are to remain closed after 8:30 PM when music is being played inside the clubhouse. No music or PA system operation will be allowed outside the clubhouse after 8:00 PM.
13. Absolutely no rental parties are to interfere with the normal pool operation hours.
14. No one renting the clubhouse at any time shall have the authority to instruct resident pool attendees to leave when the rental period coincides with normal pool operation hours.

In consideration for the right to use the Windermere Lakes Clubhouse and/or the pool, the undersigned (jointly & severally, if executed by more than one renter), hereby release and agree to indemnify, defend and hold harmless Windermere Lakes homeowners Association, Windermere Lakes HOA Board of Directors, Windermere Interests LTD., and SCS Management Services, Inc and their respective affiliates, agents, directors, employees, successors and assigns (collectively, the "released parties") from and against any and all claims liabilities, demands, causes of action and damages arising out of, incidental to or in any way resulting from the use of the Windermere Lakes Clubhouse and/or the pool whether or not caused by negligence of the released parties.

**Any infraction or violation of any part of this clubhouse agreement may result in the immediate forfeiture of the renter's entire Rental Deposit, without prejudice to any other remedy.**

Renter's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**NOT AVAILABLE ONLINE**

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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.

	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	1	0	0	0
\$300,000 - 349,999	0	1	0	0	0	0
\$250,000 - 299,999	2	0	1	2	0	0
\$200,000 - 249,999	0	0	0	1	1	0
\$200,000 -	0	1	0	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>0</b>
<b>Highest \$/Sq Ft</b>	<b>106.07</b>	<b>82.74</b>	<b>97.54</b>	<b>93.29</b>	<b>109.87</b>	

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

## #1 Realtor in Windermere Lakes

### David "Super Dave" Flory



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