



Winchester Country

Published Monthly by the Winchester Country Civic Association

Volume 5, Issue 7

July 2008

JULY

- 4 Fourth of July Community Event
6:00 pm Music and Pool games
8:30 pm Cake & Punch @ Clubhouse
Fireworks at Dusk
- 10 Maintenance Board Meeting
- 28 Senior's Meeting @ Clubhouse 6:00 PM

AUGUST

- 14 Maintenance Board Meeting
- 25 Senior's Meeting @ Clubhouse 6:00 PM
First day of school for CFISD

SEPTEMBER

- 1 Labor Day
CFISD Holiday
- 11 Maintenance Board Meeting
- 20 Mobile Vet Clinic 10 – 3
- 22 Senior's Meeting @ Clubhouse 6:00 PM
- 23 Homeowner's Meeting @ Clubhouse 7:00 PM

4th of July Community Event



The Winchester Country 4th of July Community Event will be held on Friday, July 4, 2008. This event is hosted by the WCMA Board of Directors.

Pool Games will be co-sponsored by Greater Houston Pool Management and will begin at 6:00 pm.

We will have music beginning at 6:00 pm and a Fireworks display at Dusk. Cake and punch will be served at the clubhouse at 8:30 pm.

Bring your blankets and lawn chairs and come join in the fun. Parking will be limited so please try to walk or carpool.

Winchester Country Seniors' Club

The Winchester Senior Group met on May 19 at 6:00 pm for snacks and bingo. We attended the play "42nd Street" at the 1960 Playhouse on June 13th. Before the play we had dinner at the Olive Garden. Please join us the fourth Monday of every month at 6:00 pm at the Winchester Country Clubhouse on Rio Grande. For more information please call Lynn Fields at 281-894-9532.

Our next meeting dates will be as follows:

Monday, July 28, 2008 at 6:00 pm

Monday, August 25, 2008 at 6:00 pm

Monday, September 22, 2008 at 6:00 pm

Thank you and we look forward to seeing you.

Pool Cards

Pool registration is well under way. Thank you to all the residents who have already turned in their pool registration forms. Remember there will be a \$10 late fee assessed to anyone who turns in their pool form after May 31st. Once your pool cards have been activated you will receive an e-mail or a phone call letting you know your cards are activated. If you have turned in your form and you have NOT received a confirmation e-mail or call please contact me at 281-890-8856. Thanks and happy swimming.

Holly Calbat, Winchester Country Coordinator

Winchester Country

WC Maintenance Association Board of Directors

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Debbie Armel wcmapresident@winchestercountry.org
Vice-President
Bob Olivares wcmavp@winchestercountry.org
Secretary
Dan DellaSala wcmasecretary@winchestercountry.org
Treasurer
Karen Higgins wcmatreasurer@winchestercountry.org
Director
Jeff Mueller wcmadirector2@winchestercountry.org

Committee Chairperson

Community Coordinator
Holly Calbat wcmawchcoordinator@winchestercountry.org,
..... 281-890-8856
..... Fax 281-463-0050
Seniors Group Leader
Lynn Field ljfieldtx@att.net, 281-894-9532

Harris County Sheriff Numbers

Emergency or Crime in progress..... 911
WC Deputies 713-221-6000
Vacation Watch..... 281-290-2100

Important Phone Numbers

Post Office 1-800-275-8777
Harris County Flood Control District
Bayou Maintenance 281-684-4000
Harris County Animal Control..... 281-999-3191
SCS Management scs-wcma@winchestercountry.org, 281-463-1777
..... Fax 281-463-0050
Advantage Water Mgmt. (Water & Sewer Problems)
MUD 9,10 & 11 281-807-9500
WCA Waste (Wed. & Sat.) 281-368-8397
Cy-Fair Volunteer Fire Department Business Office 281-550-6663
Center Point Energy 713-207-2222
Reliant Entex 713-659-2111
Pool Phone 281-890-9066

JULY OFFICE HOURS

Mondays 4:00 – 7:00 PM

*** The office will be closed Monday, July 28th.

AUGUST 2008

Newsletter Deadline is Tuesday, July 8, 2008

Submit your articles and Photos to:

Newsletter Editor

Email wchcoordinator@winchestercountry.org

Mail 9607 Rio Grande Houston, TX 77064

Don't want to wait for the mail?

**View the current issue of the
Winchester Country Newsletter
on the 1st day of the month at
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Winchester Country

June Birthdays

Missy Fouts	July 1
Michael Pang	July 2
Collin Marcum	July 3
Brian Bartkowiak	July 4
Gerald Cowart	July 4
Lauren Filaroska	July 5
Gabrielle Ybarra	July 6
Maria Vega	July 6
Amanda Lyons	July 7
Ashley Smith	July 12
Andrew Farlow	July 14
George Schlageter	July 22
Katelyn Zewe	July 22
Victoria Griffin	July 23
Javier Lopez, Jr.	July 24
Cynthia Lopez	July 24
Marissa Bartkowiak	July 26
Jason Marcum	July 27
Alfred Humada Jr.	July 29
John Benham	July 29

July Anniversaries

Steven & Nicole Zewe	July 8
Hilario & Maria Vega	July 11
Jim & Christine Stellas	July 13
Jonathan & Natalie Mayon	July 13

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Lone Star College-Fairbanks Center
14955 Northwest Freeway
Houston, TX 77040



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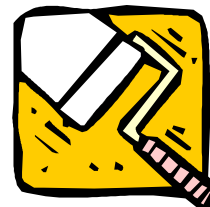
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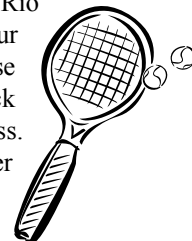


Winchester Country Identification Decals

You can obtain identification decals of your vehicle one of two ways: you can email me at wchcoordinator@winchestercountry.org or mail to WCMA, 9607 Rio Grande, Houston, Texas 77064. You will need to include the following: your name, address, make, model, year and color of your vehicle and I will mail it out to you ASAP.

Tennis Court Cards

Our tennis court gate has been fixed. If your tennis card does not work please contact Holly Calbat at 281-890-8856. If you wish to obtain a tennis court card there is a \$10 deposit. You can either mail a check (made payable to WCMA) to WCMA, 9607 Rio Grande, Houston, Texas 77064 or you can drop off your check in the mail box slot located outside the clubhouse office. Please write in the memo line of your check "tennis card." Please include your mailing address. Your card will be mailed to you. If you would rather pick up your card you can stop by the Community Coordinator's office during office hours.



AARP

Cy-Fair AARP Chapter #4543 meets the third Tuesday of every month at 10:00 am at Village on the Park located at 12102 Steepleway Blvd., Houston, Texas 77065. We gather about 9:30 for coffee and fellowship. We take the precinct 4 bus for trips every month. July 23 we will visit the Houston Federal Reserve Bank and the Ima Hogg House at Bayou Bend. On August 1 we will attend the Humble Opry. All seniors 55 plus are invited to join us at our next meeting on July 15, 2008. For more information call Helen Sliepka at 281-469-8351.



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Winchester Country

2008 Winchester Country Registration Form Pool and Directory Information

This form needs to be filled out each year to activate pool cards

Resident Name _____
(Last, First name)

Address _____ Own _____
Rent _____ Owners Name _____

Home Phone # () _____ Work Ph# () _____ Cell Ph# () _____
Work Ph# () _____ Cell Ph# () _____

Emergency contact: Name _____ Ph# () _____

E-MAIL Address (#1) _____

(#2) _____

Household Members	Birth date	Medical Conditions
<u>Include your self</u>	Falsifying birth dates will result in loss of pool privileges. Use Back side if more room is needed.	

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Note: Any lost cards will be assessed a fee of \$10 per card.
Please make your check payable to WCMA if you have lost your pool cards.

Please print your card numbers below from the previous year, so they can be reactivated for this year.

Card # _____ Card # _____

Card # _____ If you are a New Homeowner, leave the card number blank, we will send you two cards for use of the pool.

I have read and hereby agree to abide by the WCMA's Pool Rules posted at the Pool and Newsletter.

Homeowner's signature _____ Date _____

After May 31st there will be a \$10 fee charged to receive your pool cards or to activate them.

Please fill out, sign, stamp and mail to:

**Pool Coordinator
9607 Rio Grande
Houston, Texas 77064**

-OR-

Put it in the mail slot at the clubhouse/pool to the left of the gate under bulletin board

If you do not wish to be included in the Winchester Country eMail list, please check here. _____

Winchester Country

Birthday - Anniversary - Youth Job Directory Update

Winchester Country Residents please note that we will be updating the Birthdays, Anniversaries and Youth Job directory.

Birthdays

(list each family member)

Name	Month/Date
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Anniversaries

(list celebrants)

Name	Month/Date
_____	_____

Youth Job Directory

Name	Age	Job	Phone
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Examples:

- (B) Babysitting
- (Y) Yardwork
- (PS) Pet Sitting
- (C) Carwashing

Please email your information to the following wchcoordinator@winchestercountry.org, drop off this information in mail slot located at the clubhouse, or mail to the community coordinator at 9607 Rio Grande Houston, TX 77064.

*Wishing you and your family
a safe and happy*



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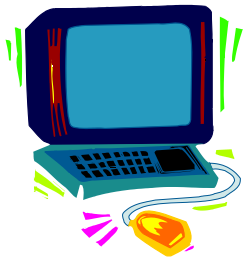
jonesroadtreeservice.com

Winchester Country

ACC Application

Before making any improvements/repairs or additions to your home, please request a copy of the ACC Application from SCS Mgmt Services, or come to the office at the Clubhouse (see hours someone will be there) or go to website at www.winchestercountry.org and download the form.

www.winchestercountry.org.



Be sure to check out our website at www.winchestercountry.org. There you will find Neighborhood contact information, Important community telephone numbers, a calendar of events, deed restrictions, clubhouse and pool information, back issues of the newsletter and many more important resources.

Forced Mowing

In an effort to continue to make Winchester Country a great Neighborhood in which to live the WCMA board has adopted a more aggressive mowing policy. In the event a property is sent a deed restriction violation letter to mow the property and the violation is not corrected a lawn service will be sent to the property and mowed at a cost to the homeowner. If a violation letter is received and a resident needs additional time or assistance please contact Pam or Debbie Kay at SCS Management at 281.463.1777



Maintenance Association Meeting

Fourth Tuesday of every quarter - 7 p.m.

Swim & Tennis Club; 9607 Rio Grande Drive

Questions or information regarding Deed Restriction violation letters, your annual maintenance dues or Architectural Approval of any type must be requested and obtained in writing from:

Winchester Country Maintenance Association,
c/o SCS Management Services

7170 Cherry Park Drive; Houston, TX 77095

Phone: 281-463-1777 • Fax: 281-463-0050 • www.scsmgmt.com

Advertising Information

Please support the businesses that advertise in the Winchester Country Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter each month 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 Peel, Inc. Sales Office at 888-687-6444; advertising@PEELinc.com for ad information and pricing. The deadline for ads is the 10th of each month for the upcoming month's newsletter.

POOL HOURS



May 30th through July 31st

Mondays

Closed

Tuesdays through Sundays 12:00 PM – 9:00 PM

Exceptions and Notes:

Saturday, June 7th – closed until 2:30 est. Swim Meet

Winchester Hurricanes vs. Jersey Village

Wednesday, July 4th 12:00 PM – 11:00 PM

August 1st to 24th

Mondays

Closed

Tuesdays – Sundays

12:00 PM – 9:00 PM

August 25th – September 1st

Mondays – Thursdays

Closed

Fridays

4:00 PM – 9:00 PM

Saturdays & Sundays

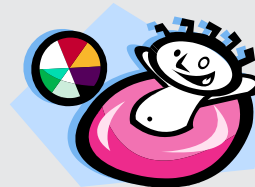
12:00 PM – 9:00 PM

Exceptions and Notes:

Monday, September 1st (Labor Day) 12:00 PM – 9:00 PM

Tuesday, September 2nd Pool closed for the season.

Saturday, September 6th Pool shutdown/GHPM work Day



Swim Lessons

Winchester Country will again be offering swim lessons this summer. You can register on-line at www.takeaswimlesson.com. Fill out the registration form and someone will contact you.

KELLY PEEL
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Winchester Country

Winchester Country Pool Rules 2008

1. All rules apply to Adults and Children.
2. Only registered Winchester Country and Winchester Meadows residents and their guests will be allowed to use the pool. Maintenance fees must be current and pool registration must be on file in Guard office at the pool.
3. All residents must hold current pool cards in order to use the pool.
4. The telephone located in Guard's Office and Guard Check-in Station is for emergency use only.
5. Children under 10 must be accompanied by an adult (18 years or older).
6. The baby pool is restricted to non-swimming children who are under the age of 5.
7. Non-swimming children must stay in the baby pool and within arms reach of an adult. This also goes for the large pool.
8. All non-potty trained children must wear swim diapers at all times provided by the Resident.
9. Parents or Guardian are responsible for children and/or guests in both the baby pool and large pool at all times.
10. Running is not allowed in the pool area. No horseplay will be tolerated either in or out of the water.
11. Glassware/glass containers are not allowed in the pool area. No alcoholic beverages are allowed in the pool area. Users of the pool are responsible to clean their area and use facility trashcans to discard their trash.
12. Abusive/offensive language or gestures, screaming, yelling or the playing of loud music or music with inappropriate lyrics will not be tolerated.
13. Smoking is not allowed in the fenced



- area of the pool facility. There are designated smoking areas in front of the Coordinator office and Clubhouse II.
14. Diving is allowed from the diving board only. No diving in the shallow end. Divers must jump straight out and not toward the sides.
 15. All persons younger than 18 years of age will leave the water during the scheduled hourly Lifeguard break / Adult swim period and sit away from the pool edge. Adults at least 18 years of age can swim at their own risk at this break time.
 16. All swimmers must wear swim suits. No cutoffs are allowed.
 17. Only Coast Guard approved floatation devices will be allowed and must be approved by the lifeguard staff.
 18. Persons with bandages and/or open sores will not be allowed in the pool.
 19. Cocoa butter, baby oil or other similar products will not be allowed in the pool. Commercial suntan preparations only.
 20. No pets are allowed in the pool area.
 21. Gum chewing is not allowed in the water or pool area. All food is confined to the deck area only.
 22. The Association is not responsible for lost or stolen items or unclaimed items on the "Lost & Found" shelf. Unclaimed items will be disposed of throughout the pool season.
 23. All non-swimmers must wear Coast guard approved floatation devices.
 24. Adult supervision is required at all times as relates to non-swimmers.
 25. Only 2 non-swimmers per adult will be allowed.
 26. All guests will be charged \$1 daily and may be issued a guest pass that must be returned upon leaving.
 27. A resident must accompany all guests and is responsible for the guest's conduct.
 28. No climbing on shade awning support poles or perimeter fencing.
 29. Do not hold or hang on lane or diving-well ropes.
 30. Do not talk to or distract lifeguards on duty.
 31. All issues need to be reported to Senior Guard on duty.
 32. The lifeguards on duty will have the final authority for the enforcement of pool rules and the overall safe operation of the facility both explicit and implied by the Pool Rules and must be obeyed at all times.

Discipline

Infractions to pool rules will result in disciplinary action taken by the contracted pool Management Company and/or Winchester Country Board of Directors. Disciplinary actions may include time out and/or the suspension of cards from one day up to and including the remainder of the pool season.



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Winchester Country

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Violations of Harris County Leash Law

There have been several complaints regarding loose dogs and cats in the neighborhood as well as excessive dog barking. Neighbors, please make sure your dog is not left outside unattended during the day and is brought inside at night if they are barking. Excessive barking is very disruptive to the neighborhood. Please be considerate of your neighbors.

Please also be aware that the Harris County Animal Control Ordinance requires dogs and cats to be physically restrained at all times, without access to the sidewalks and streets. These violations need to be reported to:

HCPHES Rabies/Animal Control

612 Canino Road

Houston, Texas 77076

Phone: (281)999-3191

Option 1 English 2 Spanish

then,

Option 1 Report Bites, 2 Report Lose Dogs/Cats, 5 Request Live Capture.

For their web site go to http://www.hcphe.org/vph/whatsnew_files/whatsnew.htm

More information about the Harris County Leash Law and other Regulations go to <http://www.hcphe.org/vph/Laws/regulation.htm>

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WINCHESTER COUNTRY MARKET REPORT

Courtesy of "SUPER DAVE"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Dec 07	Jan 08	Feb 08	Mar 08	Apr 08	May 08
\$150,000 +	1	0	0	2	0	3
\$140,000 - 149,999	0	0	1	1	1	0
\$130,000 - 139,999	1	0	1	2	3	1
\$120,000 - 129,999	2	0	1	1	1	1
\$110,000 - 119,999	0	0	0	0	1	1
\$110,000 -	2	2	1	1	2	1
TOTAL	6	2	4	7	8	7
Highest \$/Sq Ft	78.49	50.27	79.69	71.74	76.92	84.07

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

Recent Sales by "SUPER DAVE" in Winchester Country

- 10107 Cedaredge
- 10151 Storm Meadow
- 9922 Arrowgrass
- 10127 Storm Meadow
- 9711 Territory
- 9918 Cabin Creek
- 10106 Cedaredge
- 10126 Storm Meadow
- 10307 Prospect Hill
- 9703 Cabin Creek
- 9818 Territory
- 10315 Ash Fork
- 9527 Round Up
- 10122 Storm Meadow
- 10402 Tablerock

David "Super Dave" Flory



- #1 Selling Agent in Winchester 1991-2007!*
- #2 Selling Realtor in Texas!**
- Selling Over 600 Homes A Year!
- Over 96% of David's Listings Result in a Sale

The HIGHEST PRICE PER SQ.FT. House Sold
in Winchester Country: \$100.02



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*According to information taken from the Houston Board of Realtors MLS computer

**Realtor Teams per Remax 9/2007

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