

# Windermere Lakes

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



March 2009

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

Volume 3, Issue 3

## President's Message

### *Planning a Home Improvement Project?*

Are you in the initial stages of planning a home improvement project? If you are, one of the most important steps is determining if the project will "fit" in the neighborhood. You can probably think of changes that don't "fit". How about the metal carport tacked on the front of the house you used to see on your way to work or the backyard that is filled up with a giant shed-type structure, a play fort, a gazebo, a dog run or a funky patio cover with a corrugated roof. Remember that front yard that was almost totally paved? Or that 'fortress' house in your old neighborhood that had an eight foot fence all around the front yard? Those are probably very good examples of what doesn't "fit", but you can be sure that the homeowners that made those changes felt they were needed at the time. It is the neighborhood that suffered as a result.

The neighborhood deed restrictions are a little tug at the sleeve; they are a quiet little voice that asks, "Will the change I am thinking of contribute to the overall good of the neighborhood? Will it promote property values? What will be the effect on the neighborhood if similar changes are made to every home, again and again, as each of the homes change hands over the next twenty years? Is it a quality project? Does the project "fit" the neighborhood.

So, what is "fit"? Technically, it is an agreeable relationship of use, mass, proportion, scale, design, materials and colors that will stand the test of time. Improvements that are "fit" are improvements that are consistent with and do not adversely impact the neighborhood's existing character.

Some of the elements of "fit" are specifically defined in recorded documents such as the plat, the Declarations, the Architectural Control Guidelines, and easements. The recorded subdivision plats set minimum building setback lines, street access limitations, and other requirements. Easements can set aside certain areas of the lot for utility lines. The Declarations and guidelines typically spell out specific items that the homeowners have mutually agreed that the neighborhood will or will not have, like the size of the homes, roof color, wrought iron fencing on lakes, and so on. All of these elements taken together are designed to uphold property values, protect the quality of life in individual neighborhoods; and preserve the design integrity and architectural quality of the homes in the neighborhood.

Submitting your project for review and approval by the Architectural Control Committee (ACC) is not only required by the Declarations, it is a good way to find out if your proposal has "fit". Once your plan is submitted, the Architectural Control Committee (ACC) reviews the plan to see whether it meets the setback requirements on the plats, respects the easements, and meets all of the other specifics that are spelled out in the recorded documents that govern the neighborhood. If there are technical elements that have been overlooked, they will be brought to your attention early in the review process so that modifications can be made in a timely and cost effective way. In many instances, the review process has actually helped a homeowner flesh out the bid specifications for a project before a contractor is even selected.

Remember... even painting your home the same color, re-staining your dock, repairing or installing new roof are all considered types of projects that require approval through the ACC process.

So, what should you do if you are planning a home improvement project? The first thing to do is contact SCS Management or go online to [www.windermerylakes.net](http://www.windermerylakes.net) for an application form and directions on how to complete and where to return the forms. Expect a call or letter if there are issues that need to be worked out, but a project with "fit" will generally be approved at the next committee meeting and written approval will arrive by mail in short order.

Kevin Swicegood  
President

## Message From The Board

### *'Abandoned Paddle Boats'*

We have a continuing problem on Windermere Lakes regarding 'abandoned paddle boats'. There are several on each lake that tend to drift up to the common areas or to some homeowners dock. Unfortunately, when they remain unclaimed, they just sit there until filled with water then create a mosquito breeding ground.

This will serve as notice that any boats that are allowed to remain in the common areas will be removed and considered as 'abandoned'. We suggest that you place your name/address on the boat so that if the boat does become detached from your own dock that someone could make contact with you. If the boats become 'abandoned' at the common areas, the boats will have to be removed from the lake.

We have had many complaints regarding the 'abandoned paddle boats' as well as paddle boats that are not cared for at individual homeowners docks. Please remember that it there is a requirement that your boat be upright in the water and not allowed to gather water due to becoming a mosquito breeding nuisance. During the winter months, the boat can be on top of the dock, turned over to prevent water accumulation.

We are reminding all homeowners of Windermere Lakes of the boat requirements. This action is being done for safety and health purposes.

Any questions, comments or concerns, please contact us at [www.windermerylakes.net](http://www.windermerylakes.net)

# 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 2009 Board of Directors

President.....	Kevin Swicegood
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Directors.....	Mandeep Thukal and Brian Greenhouse

### Committees:

Security .....	Tom DeJohn
Social.....	Kenya Castille
Clubhouse/Recreational Facilities .....	Dianne Wentzell
Communication.....	Gerri Rougeau-Eubank
Landscape .....	Sreehari Gorantla
Finance.....	Sreehari Gorantla
Architectural Control/Deed Restrictions .....	TBA

*All Board members and Committees  
can be contacted at [www.windermerylakes.net](http://www.windermerylakes.net)*

*\* We are in the process of establishing our Committees for 2009 and need resident volunteers! If you are interested in participating with us, please contact us at [www.windermerylakes.net](http://www.windermerylakes.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@windermerylakes.net](mailto:newsletter@windermerylakes.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

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## LANDSCAPE FOCUS

### Windermere Yard of the Month

## Congratulations!

*The JANUARY 'Yard of the Month' Winner is.....*



**11803 Sunset Lake**

This winner's landscaping was great and impressed members of our committee as the selection for 'Yard of the Month'. Very nice winter grass helped grabbd them this top honor! Congratulations for the pride you have in your home and our neighborhood.

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 all residents that care about their homes and keep their lawns maintained.

We thank you for making our neighborhood more beautiful and enjoyable! Speaking of more beautiful and enjoyable... we have some 'spring flowers' being planted end of February! Enjoy the colors as it adds so much to the neighborhood.

We do appreciate the time and participation by our judging volunteers during this selection process!

*Our 'HOLIDAY LIGHTS AWARD' Winner was.....*



**12030 Sunrise Way**

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

The homeowner received 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 all residents that care about their homes and keep their lawns maintained.

We thank you for making our neighborhood more beautiful and enjoyable!

We do appreciate the time and participation by our judging volunteers during this selection process!

*Sreehari Gorantla  
Landscape Committee*

## WL Social Committee Corner

*Hello Neighbors,*

I would like to introduce myself as the new Chair of the Social Committee. I have been a resident in our beautiful community for nearly 3 years. I take pride in living here and it is my goal to strengthen our sense of community and increase our level of involvement.

I am excited to announce that we have six (6) new committee members. They are neighbors Robert & Nettie Dunn, Gabriel and Patricia Garza, James and Tonya Mitchell. We are look forward to a fun-filled calendar of events and activities!

The Social Committee will have had its first meeting of the 2009 year on February 19, 2009. We will provide a report next month on the planned activities that we have coming for our neighborhood. (We had not met when this newsletter went to press)

If you are interested in volunteering and being involved, please contact us.

I am interested in hearing from all members of our community. Feel free to contact me with any ideas, suggestions or recommendations by email to: [socialcommitteewindermelakes@yahoo.com](mailto:socialcommitteewindermelakes@yahoo.com)

Your involvement is key to our success!

*Kenya Castile*

Social Committee Chair

## Clubhouse Pool, Patio 'n' Playground (Recreational Facilities Committee)

While our pool area is closed for the winter, we need volunteers to share ideas and assist with the planning of fun for both the children and adults of Windermere Lakes for our 2009 Pool Season.

Our Clubhouse is available for rental. You can contact SCS Management to secure your date and the rules/regulations for rental. Information is also on our website at [www.windermelakes.net](http://www.windermelakes.net)

If you are interested in being part of our Committee to make our pool and recreational areas more enjoyable, please contact Dianne by email at [ldwentzell@gmail.com](mailto:ldwentzell@gmail.com) or through the website at [www.windermelakes.net](http://www.windermelakes.net). *We hope to hear from you soon!*

*Dianne Wentzell, Chairperson, WL Recreational Facilities Committee*

### 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 @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.



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# Windermere Lakes

## Security Report

Please 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 them so they can be checked out by the proper authorities.

We are still experiencing some auto vandalism throughout the neighborhood. Please DO NOT keep any items of value in your vehicle. Be sure your vehicle is locked as they are checking doors and entering those vehicles with unlocked doors.

We have new 'Fishing Signs' that have been put in the lake areas. These signs advise that the lakes are for Resident Fishing Only.. If you see anyone that shouldn't be on our lakes, please report:

**Emergency: 911**

**Sheriff's Dept. 713-221-6000 (Non-Emergency)**

Stay safe and help keep a watchful eye on our neighborhood!

*Tom Dejohn*

WL Security Committee Chair

*Don't want to wait for the mail?*

View the current issue of this newsletter on the 1st day of each month at [www.PEELinc.com](http://www.PEELinc.com)

## What's Happening On The Lakes...

The Flamingo Lake Yacht Club met on February 1, 2009 for their Annual Super Bowl Party at Dave & Debbie Krobath's home. A great time was had by all and there was certainly a diverse group of people there.. all of whom had a favorite team they were rooting for! Actually, a few of the teams that were being rooted for at the party weren't even playing in the Super Bowl this year (poor Texans & Cowboys!!) You can be sure those Steeler fans that were at the party had a nail-biter of a good time!!

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

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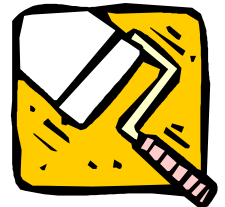
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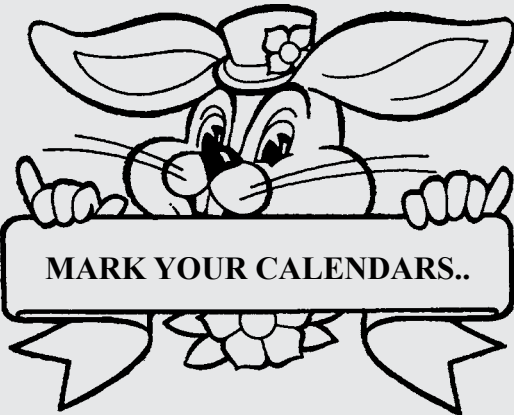
**281-731-3383 cell**



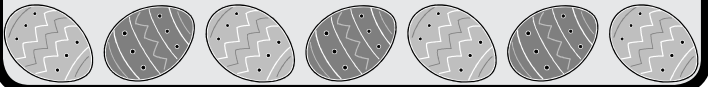
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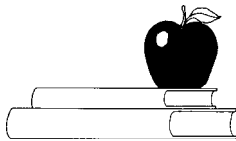
[bashanspainting@earthlink.net](mailto:bashanspainting@earthlink.net)



**ANNUAL EASTER EGG HUNT**  
APRIL 4, 2009  
10:00am - 1:00pm  
Club House and Lawn Area



## TUTOR FOR HIRE:



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Windermere Resident- Call Jamie 832-237-9749

**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.

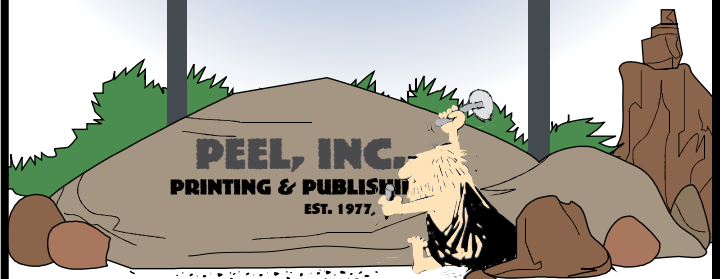
**Committee Members Wanted....** If you would be interested in working on the Newsletter Committee and providing reports, articles and news for your block or lake, please contact Gerri Eubank at [newsletter@windermerylakes.net](mailto:newsletter@windermerylakes.net)

*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@windermerylakes.net](mailto:newsletter@windermerylakes.net) and we will contact you to obtain all the information so we can make it a win-win situation for everyone!*

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## 290 LOCATION:

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**Saturday 9am-12pm**

## meet our team

Huong T Le, MD  
Quoc Le, MD  
Alex Nguyen, MD  
Blandina Sison, MD  
Marian Allan, MD  
Anthony Yee-Young, MD  
Diana Malone, MD  
Shital Patel, MD  
Heidi Nashed-Guirgis, MD  
Luz Marquez, MD  
Jennifer Dong, MD  
Haley Nguyen, MD  
Tami Berckenhoff, PA-C  
Brandi Valenzuela, PA-C  
Sydney Payne, PA-C

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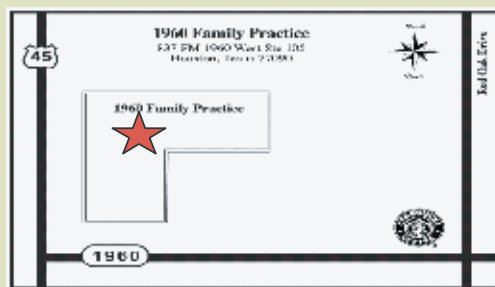
1960



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**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 @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).



**( Good Luck ! )**

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Kelly Peel, Sales Manager  
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## CRBS Creative Writing Contest

*Clay Road is proud to recognize the following winners:*

### Kindergarten

First Place..... Everett Bakken  
Second Place ..... Ryan Yun  
Third Place ..... Erica Newman  
Honorable Mention .... Jordan Binkley  
Danielle Brock  
Cesar Mora

### First Grade

First Place..... Annie Giles  
Second Place ..... Olivia Einarsson  
Third Place ..... Dawson Conder  
Honorable Mention .... Hannah Bosco  
Lindsey Duong  
Jacob Walton

### Second Grade

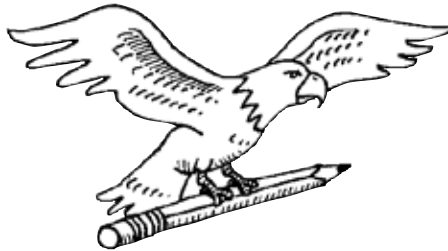
First Place..... Ainsley Bakken  
Second Place ..... Nicolas Einarsson  
Third Place Tie..... Grace Maynard  
Natalie Morel  
Honorable Mention .... John Nimri  
Kaitlynn Sims

### Third Grade

First Place..... Ally Longoria  
Second Place ..... Allison Giles  
Third Place ..... Lauren Menard  
Honorable Mention .... Alexia Hahn  
Jonathan Loebel  
Olivia Markham

### Fourth Grade

First Place..... Sophie Palmer  
Second Place Tie..... Allison Brock  
David Scott  
Timothy Xenakis  
Honorable Mention .... Blake Scott  
Gus Waters



### Fifth Grade

First Place..... Matthew Elliott  
Second Place ..... Annie Messina  
Third Place ..... Mary-Kate Scurlock  
Honorable Mention .... Peyton Conder  
Morgan Morel  
Ty Wise

### Middle School Rhyming Poetry:

First Place..... Yvonne Espinoza  
Second Place ..... Amanda Brock  
Third Place ..... Ashton Binkley

Honorable Mention .... Marya Gray  
Andrew Harding  
Hannah Vonnannon

### Free Verse:

First Place..... Anderson Toups  
Second Place ..... Jared Pereira  
Third Place ..... Brandon Argueta  
Honorable Mention .... Karissa Garcia  
Phoebe Toups  
Mackenzie Wilson

### Essay:

First Place..... Kylee Waters  
Second Place Tie:..... Victoria Gates  
Mallory Parker  
Third Place:..... Lauren Nugent  
Honorable Mention .... Christian Dixon

### Short Story:

First Place..... Hannah Cochran  
Second Place ..... Jeffrey Schultz  
Third Place ..... Corrie Andrews  
Honorable Mention .... Bryson Bergeron  
Daniel Bunch  
Beau Powell

*Congratulations CRBS students!*

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## **Congratulations to the Following 1<sup>st</sup> Place Winners of the 2009 Clay Road Baptist School Spelling Bee!**



**1<sup>st</sup> Grade** Kristin Sanders

**3<sup>rd</sup> Grade** Matthew Sanders

**5<sup>th</sup> Grade** Don Halt

**7<sup>th</sup> Grade** Lauren Nugent\*

**2<sup>nd</sup> Grade** Evin Youm

**4<sup>th</sup> Grade** Ethan Trapp (not pictured)

**6<sup>th</sup> Grade** Hannah Quebodeaux

**8<sup>th</sup> Grade** Andrew Harding

**\*Overall Spelling Bee winner**

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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.

	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09
\$400,000 +	0	0	0	0	0	0
\$350,000 - 399,999	0	0	1	0	0	0
\$300,000 - 349,999	1	0	0	0	0	0
\$250,000 - 299,999	3	0	0	1	0	1
\$200,000 - 249,999	0	1	0	0	0	1
\$200,000 -	1	0	0	0	0	0
<b>TOTAL</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>
<b>Highest \$/Sq Ft</b>	<b>93.16</b>	<b>91.67</b>	<b>85.22</b>	<b>84.18</b>		<b>73.79</b>

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.
- Selling Over 500 Homes A Year
- #16 America's Top 200 Real Estate Professionals  
( Teams by Sides, Wall Street Journal 11/8/2008)

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

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