

Windermere Lakes

H O M E O W N E R S

A S S O C I A T I O N



March 2010

www.windermereelakes.net

Volume 4, Issue 3

LANDSCAPE FOCUS

Steps to keep your lawn in check

- 1. FERTILIZING...** Mowing and watering are basic accepted practices in lawn care. However, many people ignore another basic practice, fertilization. Fertilization is necessary to maintain an attractive, healthy lawn year round. Fertilized lawns have a better resistance to environmental stresses, weed invasion, disease infection and insect infestation. Now is a good time to purchase a weed and feed with turf fertilizer. A good range for ratio is a 22-2-11. These ratios are the percentage of nitrogen to phosphorous to potassium, (N-P-K). Numbers indicate the percent by weight of each nutrient.
- 2. WEED CONTROL...** It is also a good idea to put out a pre-emergent treatment for weeds. If crabgrass, annual broadleaf weeds are apparent, this can be done. Your local nurseries and garden centers should have an ample amount of products to choose from at this time.
- 3. FLOWER POTS...** Some homeowners are not quite ready to clean out the flowerbeds and

(Continued on Page 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 (ACC), 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

(Continued on Page 2)

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*All Board members and Committees
can be contacted at www.windmerelakes.net*

* We are establishing our Committees for 2010 and need resident volunteers! 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 INFO

Editor.....	newsletter@windmerelakes.net
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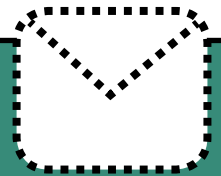
President's Message - (Continued from Cover page)

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.windmerelakes.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.

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Landscape Focus - (Continued from Cover page)

get ready for spring, so if you are one of those reluctant gardeners feel free to start adding pizzazz to the landscape by getting the flower pots ready. There are some things to consider when purchasing and preparing the spring pots. A common tendency, when potting plants, is to use too large a container. A result of over watering, and sour soil can lead to an early demise of the plant. Plants that continue to live under these circumstances struggle and they seldom increase in size or show any signs of active growth.

4. CLEVER PLANTING...Instead of planting one type of flower in all the pots around the yard this spring, try something new...

- First pick a thriller or something that will create height and catch the attention of your visitors.
- Next, pick filler or something that is low growing and will add Lastly, pick a spiller. This is the most fun and can really create personality to the pot. Choose a plant that will spill over the side of the pot as it grows. We love to use the margarita vine for a spiller. It will need to be trimmed occasionally, but its iridescent green leaf will surely be a conversation piece for the neighbors!

Sreehari Gorantla
Landscape Committee

CLUBHOUSE POOL, PATIO 'N' PLAYGROUND

(Recreational Facilities Committee)

While our pool area is still 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 2010 Pool Season. Won't be long that we will be getting the suntan lotion, floats and bathing suits ready for some summer fun.

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.windermere.com

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 or through the website at www.windermere.com

We hope to hear from you soon!

Dianne Wentzell, Chairperson
WL Recreational Facilities Committee

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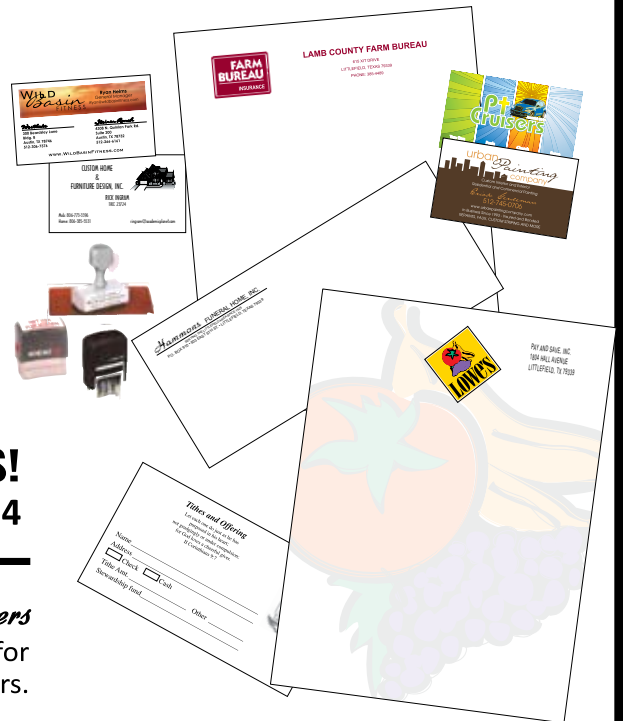
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Windermere Lakes

What's Happening on the Lakes!

The Flamingo Lake Yacht Club lost two of their close friends during January, 2010. Our thoughts and prayers are extended to the families of Maura McCormick, whose husband Rick Moyer passed away January 4th and to Fran Orso, whose wife Gail Orso passed away January 15th. These two great persons will be missed by all of us and will leave a real void in our Flamingo group.

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@windermelakes.net

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.

Emergency: 911

Sheriff's Dept. 713-221-6000 (non-emergency)

Stay safe and keep a watchful eye on our neighborhood!

Kevin Swicegood

WL Security Committee

IS YOUR LAKE NEWS MISSING???

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!

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HOME SAFETY & HOME IMPROVEMENT TIPS

Safety First:

- Replace your smoke detector batteries. Most smoke detectors operate on a battery which should be replaced at least once per year. Can't seem to remember when to replace, use the semi-annual time change as your reminder.
- Inspect your fire extinguishers. All homes should have at least one fire extinguisher, particularly in the kitchen. Guidelines for a simple once per month inspection can be found on the internet. If you don't have a fire extinguisher or if don't remember when you bought your fire extinguisher, it's time to get a new one. They are inexpensive and available at most home improvement stores.
- Pet safety: If you have a pet with access to the lake from your back yard or dock, consider attaching a water ramp. Dogs and cats can't get out of the lake should they fall or jump in by accident.
- Volunteer to establish a neighborhood/block contact list or if your block has a list be sure it is up to date. This list can prove invaluable in emergencies or just to touch base if you see unusual activities in the area.

An Ounce of Prevention:

- Inspect your hot water heater for rust and/or leaks. Typical water heater life spans are 10-13 years. So if your home still has its original hot water heater, it is time for an inspection and possibly a replacement. Consider installing a moisture detector near your water heater to warn you if a leak occurs. They are

inexpensive and available at many hardware/home improvement stores or on line.

- Get an A/C checkup. A simple check up by a professional heating/air conditioning specialist will ensure your A/C is in good operating condition. This can prevent a costly emergency house call in the heat of summer (and possibly over a weekend or holiday when house calls can really add up).

Spring Spruce Up:

- Spring time is an excellent time to take care of maintenance on the outside of your property. Fence painting and dock staining work is best done in the spring when weather conditions are not as extreme.
- Inspect your iron fence and if you see signs of rust it is time to paint. Your local home improvement store has all the supplies you need. Be sure to use a good primer to ensure your paint job lasts. A good paint job will last several years.
- Inspect your dock and if you see fading of the stain or worse, exposed wood, it is time to re-stain. Check the Windermere Lakes website (windmerelakes.net) for approved stain colors. Cleaning the dock with high pressure water prior to staining and staining with 2 coats, allowing to dry in between, will give you a nice fresh dock and the job will last 3-4 years.
- Considering a contractor for the job: Get together with neighbors and request a bulk rate. Be sure to check references before you use any contractor.
- Lawn care and landscaping improvements can really make a

(Continued on Page 6)

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Gerri Rougeau, Windermere Lakes Resident

NEIGHBOR TO NEIGHBOR

- 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@windemerelakes.net and we will contact you to obtain all the information so we can make it a win-win situation for everyone!
- 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@windemerelakes.net

Home & Safety - (Continued from Page 5)

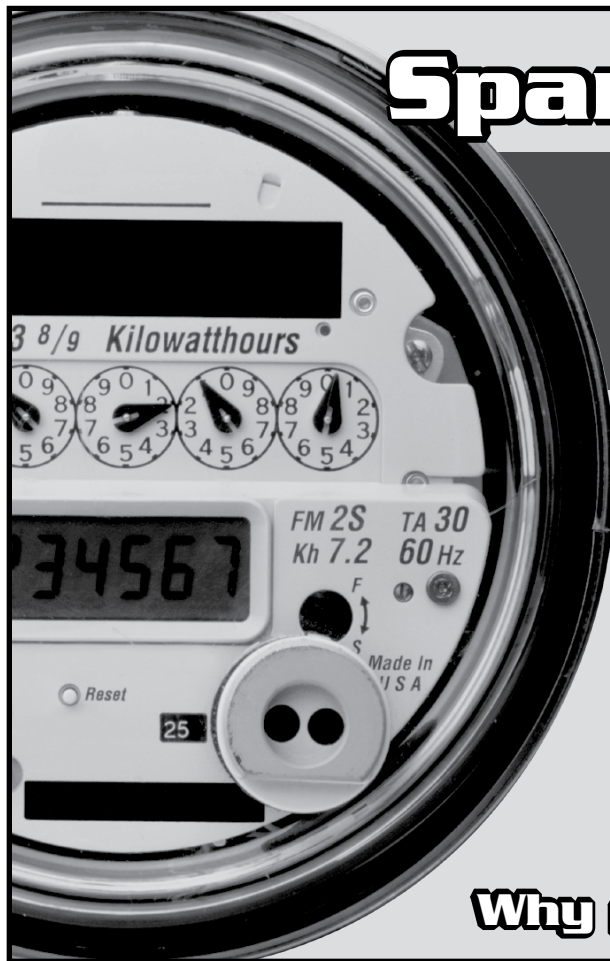
difference in the appearance of your home. If you think it is too time-consuming and costly to give your lawn a makeover, think again. While basic lawn care (mowing, weed-eating, trimming and watering) are a requirement to maintain the minimum standard for the subdivision, it doesn't take a lot of extra time and effort to "kick it up a notch" and make your outdoor area really stand out. Watch for articles on how to make the most of your lawn and landscaping in upcoming newsletters and on the Windermere Lakes website.

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@windemerelakes.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.

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