

# Windermere Lakes

H O M E O W N E R S

A S S O C I A T I O N



May 2010

[www.windermere.com](http://www.windermere.com)

Volume 4, Issue 5

## President's Message.....

### Rules - Why We Have a Architectural Review Process?

Like many community associations, we have a set of written architectural review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

OK, but why do we need processes and guidelines to maintain architectural standards?

Perhaps most important, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the architectural review committee to work from the same criteria.

Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards.

And then there is the application and approval part of the process. The review committee members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.

In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce architectural review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.

Be sure to obtain your Architectural Review Form (ACC) from the Windermere Lakes website and provide the completed information to SCS Management BEFORE you begin any painting or updating to your home.

[www.windermere.com](http://www.windermere.com)

## WL Social Committee Corner

### Somebunny Loves You!

We had a great group of Windermere Kids at the 2010 Annual Easter Egg Hunt held on April 3, 2010. (We also had some Big Kids (parents) that were helping their small ones tackle the egg hunt!) So cute were those little ones with their baskets and eggs!

Seems like each year we have more kids participating which means every year we need more eggs! This year we had over 350 eggs filled with candy for our hunt and even that wasn't enough. So next year we have already decided.... NEED MORE EGGS!!

Everyone had a good time and we do appreciate the thank you's that we received from many of the parents. We have been doing this egg hunt under my realm for five (5) years now and we learn something new and/or better each year. It is difficult to make everyone happy, but we try our best to provide a good time and fair opportunity for all those involved. While we certainly are open to any ideas and suggestions, we would also welcome any volunteers that would like to take a few hours to help with this special event.

In addition, we could sure use some volunteer help on several of the other events that are planned during the year. Please think about it and if you can give a few hours of your time to make sure the events are the best they can be... give me a quick email at [oldchristian@gmail.com](mailto:oldchristian@gmail.com) and I'll be in touch!

*See you next time,*

*Bill Wentzell*

*Committee Chair*

## Happy Mother's Day

Sunday, May 9<sup>th</sup>



*Mother's Day  
is the day to make  
your mother know  
how special she is.*

## 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

## BOARD OF DIRECTORS

President .....	Kevin McClard
Vice President .....	Brian Greenhouse
Treasurer .....	Sreehari Gorantla
Secretary.....	Gerri Rougeau-Eubank
Directors .....	Raj Amin

### COMMITTEES:

Security .....	Kevin Swicegood
Social .....	Bill Wentzell
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.windmerelakes.net](http://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](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 INFO

Editor.....	<a href="mailto:newsletter@windmerelakes.net">newsletter@windmerelakes.net</a>
Publisher	
Peel, Inc. ....	<a href="http://www.PEELinc.com">www.PEELinc.com</a> , 888-687-6444
Advertising.....	<a href="mailto:advertising@PEELinc.com">advertising@PEELinc.com</a> , 888-687-6444

## NEIGHBOR TO NEIGHBOR

### FOR SALE:

- Queen size Tempur-Pedic® for sale. Purchased in 2008 for \$2200. Excellent condition. Protected by a waterproof zipped encasement to prevent penetration of dust mites, mold, pet dander and other allergens. Considering an upgrade to a king size mattress. Willing to sale for \$1300 or best offer. Windermere Resident. Please Contact: Jamie 832-237-9749.
- Sofa/Love Seat - Beige w/Pin stripes of light brown/peach \$150, Exercise bike \$50, Counter top stools, neutral wood color w/ bamboo seat - \$25 for the pair. Windermere Resident. Contact Diana: 281-807-0884/ cell 713-376-8483.

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







**10777 Northwest Freeway, Suite 800 Houston, Tx. 77092**  
**Tel: 713-681-2500      [www.harco-ins.com](http://www.harco-ins.com)**

- Automobile / Homeowners / Flood Insurance
- Personal Umbrella Liability

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

## Rachael's





**ALL HAMSTERS \$7.99/ea SALE!**  
No Limit on qty. Sale for a Limited Time Only

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

## Landscape Focus

*Where do I start? Spring is here!*

- 1st apply a weed and feed to the lawn. March and April are the best times.
- 2nd Be sure that the sprinkler system is properly working. Contact a licensed irrigator to run through the system to be sure that lawn and beds are getting proper coverage.
- 3rd If you are tired of the current landscaping, research common landscaping themes. Do it yourself, or contact a landscaping company to professionally install your new look.

### Common Texas landscaping themes:

**The cottage garden** – random & carefree; can be filled with a combination of herbs and vegetables, and flowers; plants are placed very close together to keep weeds down to a minimum, plants normally used in the cottage garden reseed themselves & plant the garden for you

**The formal garden** – relies on symmetry and geometric shapes; landscape is simple, clean and perfect; sometimes includes an object as a center of interest

**The Asian garden** – takes cues from nature, wild look with areas to sit and contemplate life

## Not Available Online

**The natural garden** – a wildlife habitat, untidy look with fresh water sources; a bird, butterfly and squirrel sanctuary with informal annuals and perennials

**The tropical garden** – mix and matches textures, color and sizes of tropical plants; it is all about the plants (and the pool)

*Though these are not all of them, they are the most common to our area. Have fun researching and gearing up for spring. It is sure to be a beautiful one!*

# Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at [www.StarTexPower.com](http://www.StarTexPower.com)

**Sign Up Today Online: [www.StarTexPower.com](http://www.StarTexPower.com) or call 866-917-8271**

**PLEASE USE "NEIGHBORHOOD NEWSLETTER" as your referral!**



PUCT #10089

*"Highest in Residential Customer Satisfaction  
with Retail Electric Service"  
... J.D. Power and Associates*



StarTex Power received the highest numerical score among residential electric service providers in Texas in the proprietary J.D. Power and Associates 2009 Texas Residential Retail Electric Service Satisfaction Study™. Study based on responses from 6,890 consumers measuring 15 providers and measures opinions of consumers with their electric service provider. Proprietary study results are based on experiences and perceptions of consumers surveyed between October 2008 and June 2009. Your experiences may vary. Visit [jdpower.com](http://jdpower.com).

## Proper Palm Trimming Is Critical After Freeze Damage

Palm tree pruning is an annual ritual for most homeowners, but this year's freezing weather poses more challenges.

Pruning palm trees typically is recommended in the summer when palms are vigorously growing to replace leaves, however damage from this year's freezes will prompt early pruning in many cases. If you have some ragged palms, be careful not to over-prune and allow them the best chance of quick recovery.

Realize that palms continue to extract nutrients for new growth from declining leaves until the leaf is completely brown. The palm is still using leaves with brown tips and yellowing petioles attaching the frond to the trunk.

The pygmy date palm (*Phoenix roebelenii*) has been stable for years, but it is more cold sensitive than larger date palms. Their prominence in landscapes also makes it appear worse than reality. Most have a few green leaves starting to grow in the center. Avoid the temptation to cut off everything but a couple of perfect leaves near the center.

Established queen palms (*Syagrus romanzoffiana*) fared well this winter. Those recently planted had more severe freeze damage and may need to be replaced. If you cut off any green parts, you will be severely reducing the chance of recovery. Even the green petioles will

provide not only photosynthesis and nutrients but also support for tender new fronds that have to battle the wind.

This year, you might need to prune twice. First, remove the portions of the fronds that are completely brown. About mid-May, prune the remaining portions only after new growth becomes vigorous.

If you remove too many fronds too soon, you will be placing additional stress. Not only will a vital nutrient source be lost, but growth capacity will be diminished by reducing photosynthesis. All plants including palms make their food through photosynthesis in the green plant parts. The more green leaves, or even partially green leaves, you remove, the less food the palm can produce.

Despite what the labels say, fertilizer is not plant food. Fertilizer is a combination of nutrients. The actual "food" needed for growth comes from photosynthesis in the form of sugars. If you remove too many leaves just because they are ugly, then you are removing the limited food production needed for new leaves.

*Compliments of Michael Womack, horticulturist and executive director of the South Texas Botanical Gardens & Nature Center. Contact him at [wmwomack@gmail.com](mailto:wmwomack@gmail.com)*

### kids R kids SCHOOLS OF QUALITY LEARNING

Please stop by for a tour, and see why Kids R Kids is the Best learning environment for your child.



#### NOW ENROLLING INFANTS, TODDLERS, PRESCHOOL, PRE-K & SCHOOL-AGE SUMMER CAMP!

- Internet viewing of classrooms and lunchroom
- Professional, age-appropriate curriculum, Spanish & Sign Language
- Highly trained teachers & leads w/ Child Development Accreditations
- Summer Camp for School-age: includes field trips, in-house meals, arts/crafts, Spanish, Monster water slide, "Gymstation" (sports/fitness program), and "Games2U" (electronic games, laser tag, and Hamster Ball), plus we will keep up math/reading skills in a fun way!

#### FREE ENROLLMENT WITH AD

Offer available to new customers only at initial enrollment at this location. Not valid with other offers. Expires August 30, 2010.

Jersey Village/Cy-Fair area  
10708 Ranchstone at West Rd  
(1 block East of Jones Road)  
281-807-0999  
[www.kidsrkids4tx.com](http://www.kidsrkids4tx.com)

## Peel, Inc. Printing & Publishing

Publishing community newsletters since 1991

### Support Your Neighborhood Newsletter.

**Kari Harrison**  
Sales Representative  
713-855-1731  
[kari@peelinc.com](mailto:kari@peelinc.com)



*Advertise your business  
to your neighbors.*

1-888-687-6444 [www.PEELinc.com](http://www.PEELinc.com)

## Tips & Info From The Board.... *Reducing Home Energy Bills*

U.S. homeowners can lower home energy bills, lower federal income taxes and increase home comfort by making energy efficiency home improvements that qualify for up to \$1,500 in federal income tax credits.

Consumers who make energy-efficient upgrades can also reduce their personal carbon footprint because using less energy at home means emitting less pollution too.

The federal income tax credits for specific home improvements are available now through 2010, thanks to the American Recovery and Reinvestment Act (ARRA) of 2009.

While the tax credits are similar to those in effect a few years ago, consumers should be aware of some changes, according to Steve Nadel, executive director of the American Council for an Energy-Efficient Economy (ACEEE). Consumers must install the specific products and equipment that qualify for the 2009-10 tax credits. Some important details on the home improvement tax credits include:

- For each type of qualifying equipment, the credit is for 30 percent of the cost up to \$1,500.
- It is a one-time tax credit that can be claimed in part or in whole for tax year 2009 and/or tax year 2010.

- Homeowners who claimed the \$500 credit available in 2006-7 can claim the remaining \$1,000 credit for additional products bought and installed in 2009 and/or 2010.
- There are two basic categories of qualifying equipment—"building envelope" products and heating and cooling equipment.
- Building envelope products are replacement windows (including storm windows, storm doors, and skylights), certain ENERGY STAR asphalt and metal roofs, insulation and other sealing products.
- Heating and cooling equipment includes furnaces, boilers, ground source or geothermal heat pumps, gas or propane water heaters, central air conditioning systems (but not window air conditioner units) and biomass stoves.
- Installation costs are not covered for building envelope products.
- Installation costs are covered for heating and cooling equipment.
- For some products, the qualifying criteria are more stringent than they were in prior years. For example, all ENERGY STAR windows no longer qualify.

*For detailed information on what qualifies, visit [www.energytaxincentives.org](http://www.energytaxincentives.org).*

Discover the **AMAZING STORAGE DIFFERENCE!**

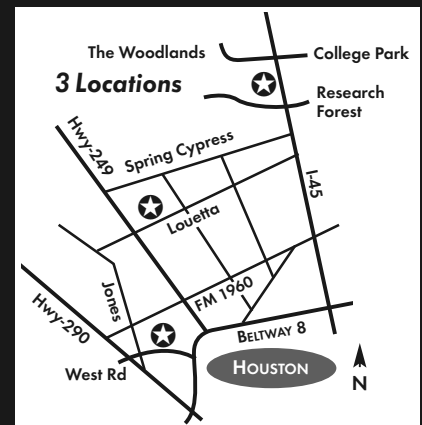


10830 West Rd.  
2 Blocks East of Jones Rd.  
281-378-7592

# 20% Off First 3 Months

- ★ Individually Monitored Alarms on Every Space
- ★ Climate Controlled & Non-Climate Spaces
- ★ Boxes & Moving Supplies Sold
- ★ Penske Truck Rentals
- ★ Color Camera Recording System
- ★ Property Completely 18-Wheeler Accessible
- ★ Deliveries Accepted

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



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

### Flamingo Lake Yacht Club -

The Flamingo Lake group got together to celebrate Marie Schroeder's birthday which was April 1, 2010. We enjoyed the dinner and have started discussing the upcoming summer events. We are all ready to get out of the house, heat up the BBQ grills, plan our fun parties and just enjoy the neighborhood.

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@windmerelakes.net](mailto:newsletter@windmerelakes.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@windmerelakes.net](mailto:newsletter@windmerelakes.net)

## Clubhouse Pool, Patio 'n' Playground

*(Recreational Facilities Committee)*

Our 2010 Pool Opening will quickly be here! 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.

Since the Clubhouse/Pool center is the "crown jewel" of our association, we need a clear access policy and that means you must have your association ID to access the facility.

First and foremost, we want to know who is using the facility. This will help us do a better job of meeting your needs and improving services. If we have information on the time of day or evening that the facility is used the most, we can budget and staff appropriately to accommodate our residents.


In addition, the Clubhouse, funded by your monthly assessments, is a privilege for association members in good standing, their renters and their guests. If you don't pay your assessments and share in the cost of operations and upkeep, you won't be able to use the facility. We also want to ensure that those who don't live in our community, unless they are a guest of a resident, aren't contributing to the wear and tear of this valuable community asset.

Come enjoy your Clubhouse/Pool, but remember your ID card! Our priority is also to make sure our members and guests are safe.

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).

Dianne Wentzell, Chairperson

For more information, check out our website at  
[www.colinshope.org](http://www.colinshope.org)




## COLIN'S HOPE

*Increasing water safety awareness and standards*

FACTS YOU NEED TO KNOW ABOUT DROWNING


Drowning is the leading cause of unintentional injury-related death in children ages 1-4




Drowning is the 2nd leading cause of unintentional injury-related death ages 1-14.

DROWNING WILL AFFECT YOU  
OR SOMEONE YOU KNOW


DROWNING IS QUICK AND SILENT




Drowning occurs in as little as 2 minutes.



Most children are out of sight or missing for less than 5 minutes and usually in the presence of 1 or both parents.



Irreversible brain damage occurs in as little as 4 minutes.



Most children die who are submerged for as little as 6-10 minutes.

Children who drown do not **scream, splash, or struggle.**  
They silently slip beneath the water, even with adults & lifeguards present.

### POOL OPENING / HOURS:

<b>May 1 - June 2 - Weekends Only</b>	
Saturday - Sunday	10:00 am to 9:00 pm
Memorial Day	10:00 am to 9:00 pm
<b>June 4 - August 22</b>	
Monday	Closed for Cleaning
Tuesday - Sunday	10:00 am to 9:00 pm
<b>August 23 - September 19</b>	
Monday - Friday	Closed
Saturday - Sunday	10:00 am to 9:00 pm
Labor Day (Mon)	10:00 am to 9:00 pm

## Security Report

We have had a few incidents in Windermere Lakes and while the incident number is still much less than the average subdivision, we do want to remind you to be aware of any persons you believe to be suspicious and/or that do not appear to belong in our neighborhood. Please make the report so they can be checked out by the authorities.

Our security patrol is traveling WL neighborhood streets and will assist in identifying anyone that may be reported as suspicious. Allow them to work on our behalf to help keep our neighborhood safer.

If you get a new vehicle, don't forget to put the Windermere Lakes resident decal on the vehicle so you don't get checked!

**REMEMBER, keep your vehicles locked and do not leave any articles of value in your vehicle when parked outside your garage... this is an open invitation to vandals and thieves.**

Emergency: 911  
Sheriff's Dept. 713-221-6000

Stay safe and keep a watchful eye on our neighborhood!  
Kevin Swicegood  
Security Committee Chair

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.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## Bashans Painting & Home Repair

Commercial/Residential  
Free Estimates

281-347-6702



281-731-3383 cell



- Interior & Exterior Painting
- Hardi Plank Installation
- Wood Replacement
- Sheetrock Repair
- Interior Carpentry
- Cabinet Painting
- Wallpaper Removal and Texturizing
- Pressure Washing
- Fence Repair/Replacement
- Garage Floor Epoxy
- Custom Staining
- Roofing
- Gutter Repair/Replacement
- Faux Painting

**References Available • Fully Insured**  
**NO PAYMENT UNTIL COMPLETION**  
bashanspainting@earthlink.net

## NEW LOW PRICES

*in 2010!*

BUSINESS CARDS *Starting @ \$46.00*

ENVELOPES *Starting @ \$108.00*

LETTERHEADS *Starting @ \$91.00*

RUBBER STAMPS *Starting @ \$7.50*

▪ *And Much More!*

**ASK ABOUT OUR PROMOTIONAL ITEMS!**

**1-888-687-6444 ext. 24**

*Quality*  
**PRINTING COMPANY**

*Experience Matters*  
Doing business for  
30+ years.

## Real Estate Market Report

*Windermere Lakes Specialist*

**DAVID "SUPER DAVE" FLORY**



- **#1** Realtor in Windermere Lakes\*
- **#2** Realtor in Houston & Texas\*\*
- **#7** Realtor in United States\*\*
- **Selling Over 500 Homes A Year**

	ACTIVE	PENDING	SOLD Last 6 Mos
<b># of Listings</b>	10		6
<b>Price Range:</b>	\$1 \$420,000		\$260,000 \$321,000
<b>Average Price</b>	\$259,770		\$280,958
<b>Avg Price/sq.ft.</b>	\$80.35		\$80.43
<b>Avg DOM</b>	151		53
<b>High Price/sq.ft.</b>			\$88.17
<b>Low Price/sq.ft.</b>			\$75.61



**RE/MAX**  
 Professional Group  
 832-478-1205

Direct line: **281-477-0345**

**WWW.SUPERDAVE.COM**

\*According to information taken from the HAR MLS Computer    \*\*Realtor Teams per Remax 9/2008, 3/2009