

Windermere Lakes



H O M E O W N E R S

A S S O C I A T I O N

November 2011

www.windmerelakes.net

Volume 5, Issue 11

YARD OF THE MONTH

11919 Palmetto Shores

Refreshing flowers and healthy plants are abundant in this gorgeous yard. This repeat winner maintains a continuously beautiful landscape that includes multiple potted plants and a water feature. Trees are trimmed and in great shape and the grass is always green and healthy.

Congratulations to our winner. The committee appreciates all of the homeowners who make our subdivision beautiful.

If you would like to participate on the yard of the month selection committee or nominate a residence for yard of the month, please let us know by visiting our website at www.windmerelakes.net

PLEASE feel free to nominate a resident that you believe deserves this award... it is getting more and more difficult to find new prospects. We want to hear from YOU!

Judy Maze

Landscape Committee



REMINDER:

Annual Homeowner Meeting

Tuesday, November 1, 2011

Windermere Lakes Clubhouse

7:00 PM - 9:00 PM

- Fence Replacement Discussion / Options
- Security
- Financial Budget Update
- Open Discussion

Board of Director - Nominations/Election
We need your attendance at this meeting!
Hope to see you there!



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Post Office.....	713-937-6827
Reliant Energy - Residential Electirc.....	713-207-7777
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(Service/Billing - NW Harris Co. MUD #29)	

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Clubhouse/Recreational Facilities.....	Dianne Wentzell
Communication.....	Gerri Rougeau-Eubank
Landscape	Judy Maze
Finance	Sreehari Gorantla
Architectural Control/Deed Restrictions	Kevin McClard

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

NEWSLETTER INFO

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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@windmerelakes.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.

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Gerri Rougeau, Windermere Lakes Resident

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HOLIDAY DECORATING CONTEST...

It is quickly becoming that time of year again to decorate our homes for the Christmas holidays and family festivities!

We will have the Second Annual Windermere Lakes Holiday Lights Decorating Contest which will judge the homes (front and/or back) in our neighborhood. Final judging will occur on the weekend of December 17th (Saturday).

WINNERS WILL RECEIVE:

1st Place Prize \$150.00 Gift Card

2nd Place Prize \$100.00 Gift Card

3rd Place Prize \$75.00 Gift Card

Those that are interested in participating, be sure to have all your decorating done by December 15th and your lights on and ready for judges final review on Saturday, December 17th!

Send us any of your nominations to www.windermere lakes.net so we can be sure not to miss anyone that you especially want us to review.

This judging is a fun thing to do (it is also very difficult deciding who wins!) so, if you'd like to join in on the committee, please let us know!

Happy Decorating!!

Judy Maze

Landscape Committee



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MEMO FROM THE BOARD:

Windermere Lakes Subdivision includes waste and recycling pickup as part of the services Northwest Harris County Municipal Utility District #29 provides. In less dramatic terms, water, sewer and trash services are provided by the MUD. The MUD district is responsible for negotiation and execution of the contract with the trash service provider, in this case, Waste Management. Waste Management recently replaced the small square green recycling bins with the larger rolling bins. At no time during the planning or replacement process of these bins was Windermere Lakes HOA involved or requested to have input in the upgrade to the recycling program.

These new bins provide the opportunity for Waste Management to capture and recycle a larger portion of the stream of waste materials instead of having to secure additional or new facilities such as landfills for waste disposal. The new bins also enhance the capture of recycled materials by including a lid versus the open top small bin. The previous bin could allow the wind to blow trash about the neighborhood, rain to render the recyclables unusable and allow animals to pillage any scraps which might provide interesting. The best part of these new bins includes the upgrade to the bin was done using no monies from the HOA budget. A reduction in litter,

reduction in new landfill space requirements and no cost to the HOA would definitely seem like a win-win situation.

The downside to the positives are the bins are HUGE, especially if you are a homeowner who doesn't generate a large amount of recyclable material. The Directors recognize the new bin size may create a challenge for owners with limited garage space and wrought iron fencing which doesn't afford the same visual hiding capabilities a wide slate wood fence can offer.

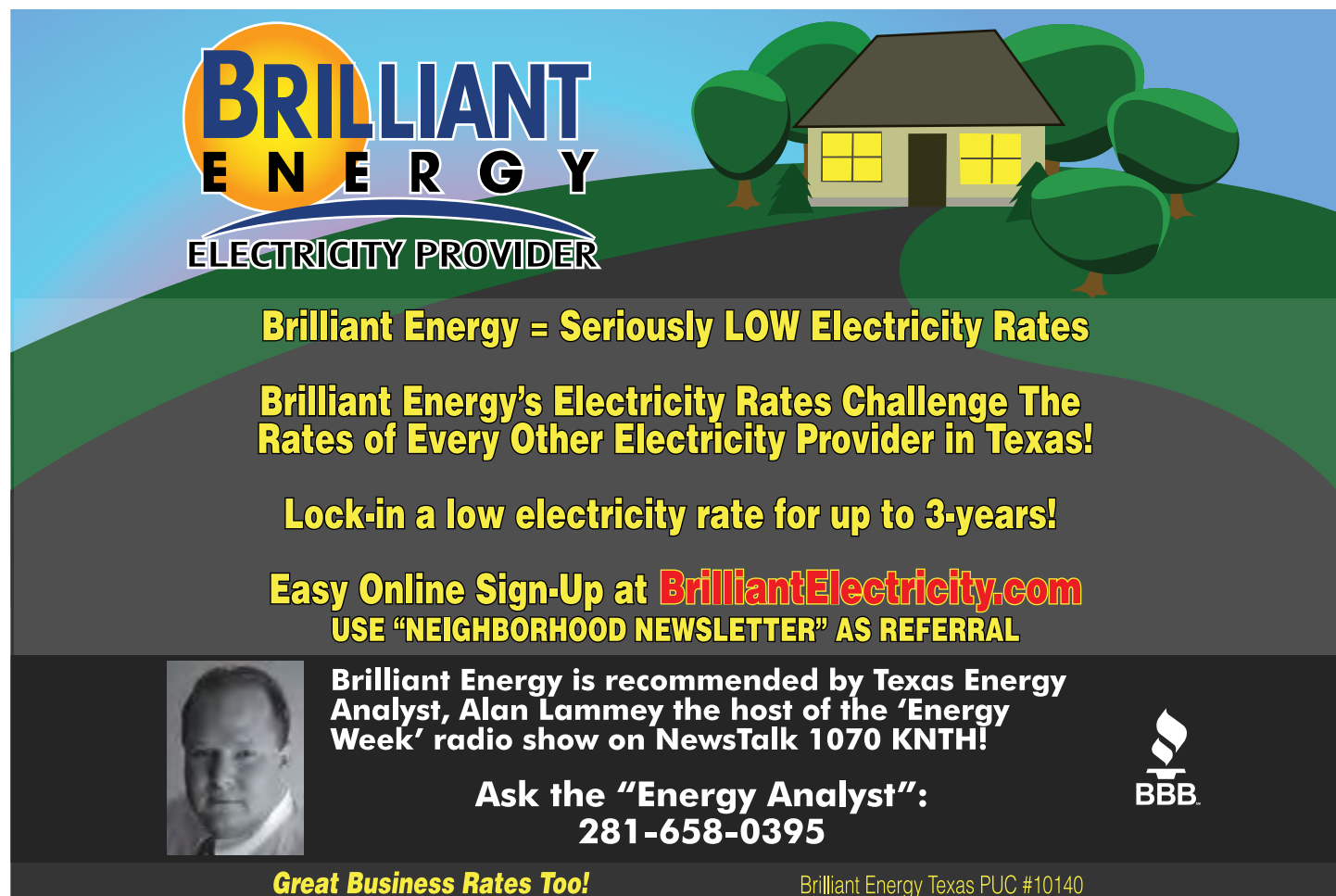
According to the Windermere Lakes deed restrictions, which can be found at www.windermemelakes.net, the following is applicable to trash type receptacles.

Article IV: Use of Lots

I: Garbage and Refuse. Lots shall not be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in enclosed sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and concealed from the public.

The HOA directors recognize there is an adjustment period necessary for residents to find their own individual solutions to maintaining alignment with the Deed Restrictions. The Board also

(Continued on Page 5)




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Memo from the Board (Continued from Page 4)

recognizes the HOA includes a responsibility for Deed Restrictions compliance to be applied in an equal and reasonable manner. In the spirit of this balance, the Board has instructed the Management Company to notify homeowners the containers should be stored (concealed) in a manner out of view from the (public) street or lake, but not escalate the notices to the third tier letter, a Notice of Non-Compliance, status until after February 1, 2011. The Notice of Non-Compliance includes a \$30 administrative fee as part of its issue.

It is each resident's responsibility to find their own unique solution to the need to conceal their recycle bin from the public. Options may include, but are not limited to, placing the bin in one's garage, returning the large bin to Waste Management, finding a suitable hedge for concealment, or building an acceptable concealment device for the receptacle. If a resident wishes to construct a hide for the can, the plans or details of the project should be in alignment with the deed restrictions and ACC Guidelines. Alignment with Article III of the Deed Restrictions guides residents to provide: "Construction plans, specifications and a plot plan showing the location of any structure or improvements, landscaping, easements and building lines must have been submitted to and approved by the Architectural Control Committee...as to compliance with these restrictions, as to the quality of materials harmony to external design with existing and proposed structures and as to location with respect to topography and finish grade elevation before any building or improvements of any character shall be erected or placed, or the erection begun on the Lot."

I encourage each resident to review their trash can and recycle bin storage arrangements, and if there are concerns with this issue, please feel free to contact SCS Management to arrange a discussion with the Board. Finally, the board appreciates each resident's support in keeping Windermere Lakes the best looking lake front housing neighborhood in NW Houston.

Kevin Swicegood
President

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by the 8th of the month.



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SECURITY REPORT:

In visiting with the Constables that patrol our neighborhood on a regular basis and getting updates from them on the various infractions that occur, they still continue to advise us that our neighborhood is a safer neighborhood than most in the area. We are certainly glad to hear this, yet we still have our own doubts when we hear of things that have happened in Windermere Lakes.

Several of you have emailed us to make reports and have asked us to include items in the newsletter as reminders to all our friends and neighbors. We need to be aware and look out for each other so please report anything you see that is not conducive to our neighborhood or looks suspicious.

- 'Strolling in the Neighborhood' - WL neighbor wants to remind you that we have sidewalks in our beautiful neighborhood and it would be best to utilize the sidewalks during your walks. Often it is very difficult to see pedestrians when walking in the streets and we would all hate for a tragedy to occur before notice is taken. IMPORTANT REMINDER to everyone... our sidewalks should remain clear of vehicles parked in driveways, as per our deed restrictions! (Thank you Tanya for your input!!)

- 'Pit Bull Dog Attacks in Neighborhood' - We have had several recent dog attacks in Windermere Lakes that have resulted in personal injuries to persons as well as their pets. The most recent one was Sept. 26 and the dog was caught and taken in by Animal Control and should not be back in our neighborhood. Pets should be kept on leashes when walking and not allowed to roam freely in the neighborhood. *If you have pets that are of the more aggressive type, please be sure that they are confined securely to your own yard for the safety of everyone in the neighborhood, especially our children.

We must all be extremely cautious when walking in the evening whether with your pets or just out for a leisurely walk on your own. IMPORTANT REMINDER... suggest that you have something with you to protect yourself (mace, pepper spray, stick, etc.) and always have your cell phone for that emergency call in event no one is around to assist you. (Thank you Myra for your input!)

REACHING YOUR NEIGHBORS

and many others...

- Atascocita CIA
- Blackhorse Ranch
- Bridgeland
- Chelsea Harbour
- Coles Crossing
- Copperfield
- Cypress Mill
- Cypress Point
- Eagle Springs
- Enchanted Valley
- Fairfield
- Fairwood
- Harvest Bend The Village
- Kleinwood
- Lakemont
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes of Savannah
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