

Trail Writer

The Official Publication of the
Winchester Trails
Maintenance Assoc. Social Committee

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www.winchestertrails.com

November 2011

Letter from President

Dear Winchester Trails Neighbors,

At this time of year, the Board works towards establishing a budget for the coming year, which results in the determination of the maintenance fee for 2012. As in the past, we have seen costs rise due to a variety of factors from energy to inflation to wages and this year is no different. What has changed is our collection rate. We have several homeowners that have not been able to make the maintenance fee payment or sometimes make the payment late. Some homes are in foreclosure or their owners have sought protection through bankruptcy. As we have fiscal responsibilities, the Board must do its best to meet our obligations including maintaining the subdivision to the standards we have all come to expect. Even though overdue maintenance fee payments result in penalties that are collected, these are sometimes years into to the future.

We have developed a budget for next year that will allow us to keep our fees at the current levels. This means we will have gone four years without an upward adjustment in fees even though we have seen increased costs in many areas. Over the past few years, we have been able to make changes that have saved us money and in 2011, Winchester Trails became a tax exempt organization. This was a long, multi-year process and at times, it looked like it may have been in doubt. Barbara Riley of PCMI is owed much of the credit in seeing this through to completion. We not only have started to see the benefits of this distinction this year, but we were able to petition for refunds for previous years' tax payments. We also have an active volunteer group that helps to reduce dependencies on contractors that may otherwise have to be paid. We still have one of the lowest maintenance fees in the area and we intend on preserving that distinction.

Our contract with the Harris County Sheriff's office will continue next year as they have been an effective deterrent to crime. We will have pool hours in 2012 that are in alignment with those in previous years. We will continue to look at money saving opportunities and we are certainly open for suggestions.

Have a safe and Happy Thanksgiving.

Until next month,
Walter



UPCOMING EVENTS

NOVEMBER 2011

6

Daylight Savings Time ends.
Please set your clocks back one hour.

8

Election Day

11

Veterans' Day

21 - 25

CFISD Holiday

24

Happy Thanksgiving!

Winchester Trails

COMMITTEE CHAIRS

Clubhouse Rentals
Lisa Stephens (*voicemail-calls returned w/in 24 hrs*)..832-592-3297
Website and Directory Editor
Melissa Zmerzlikardirectory@winchestertrails.com
Tennis Committee
Johnny Hooker281-890-9123
Yard of the Month
Ann Warnkeyom@winchestertrails.com
Stork Committee
Dana Hong.....stork@winchestertrails.com
Neighborhood Information
Ron Matthews info@winchestertrails.com
Welcome Committee
Debbie Griesbachwelcome@winchestertrails.com
Newsletter Editor
Melanie Scales newsletter@winchestertrails.com
Mary Gwynne
Social Committee
Lisa Wooldridge..... social@winchester.com
Marquee and Signs
Julie FletcherMarquee@winchestertrails.com
Tykes Children's Committee
Kerry Thomas.....tykes@winchestertrails.com
eBlast - Susie Mallory eblast@winchestertrails.com
Trails Treasures
Paulette Walker..... paulette_walker@sbcglobal.net

MAINTENANCE ASSOCIATION DIRECTORS

Greg Johnson832-237-8178
Jim Malone281-890-3803
Ian McCrory713-818-0138
Walter Sonne.....281-894-7117
Paulette Walker281-894-5708
Jim Malone is the security representative for WT.
His email can be found on the Security page of the Trails website.

MUD #9 OFFICERS

David Gurghigian, President281-894-4140
Jeff Ottmann, Vice President.....281-469-1465
Wayne Wilcox, Secretary281-894-6233
Jim Giese, Assistant Secretary281-890-5207
Sandor Karpathy281-955-1138
Planned Community Management, Inc. PCMI Winchester
Trails management company subdivision questions call (Office
9-5)281-870-0585
Office number is answered 24/7/365. After hours pager on call.
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GREEN THUMB CORNER

There's still plenty of time to plant spring bulbs - the planting "window" continues through November and December. Remember that tulips are an exception and should not be planted before late December, but get them in the refrigerator as soon as possible for at least three weeks of chilling prior to planting.

November is the usual time for setting out pansy plants in beds or containers after the weather has cooled, and they really can't be beaten for providing a show of color through the winter months. They will benefit from a little blood meal under each plant, but otherwise pansies require very little care and attention.

This is a good month for general yard maintenance, now that the grass isn't growing so fast and we don't have to spend all our time mowing and edging. Clean up the beds and remove dead foliage to help eliminate insects and disease organisms that can over-winter in the debris. Start to build up a good thick layer of top mulch in preparation for winter, to protect from freezing and winter drying (the cool winter winds can dry out the ground almost as quickly as the summer heat). It's also a good time of year to modify your landscaping - take a good look around and plan any changes that you want to make. Correct any drainage problems, raising beds if necessary.

If not done yet, give the lawn its final feed of the year with a light application of general-purpose fertilizer (12-24-12 or 13-13-13) to keep the roots nourished through the winter. This is particularly important to help our grass recover from the severe beating it received during this year's heat and drought.

As chrysanthemums and other perennials finish blooming, cut flowering stems close to the ground to allow all the energy to be used for root growth. They can be divided and transplanted any time from now until March, but the sooner the earlyblooming varieties are moved, the earlier and better will be their blooms.

Roses should be kept well watered and may be fed lightly; groom out any dead wood, but do not prune heavily until January or February. Azaleas and camellias may be moved; mulch well and keep moist.

Fruit trees may be planted now, although the most popular time is in January and that's when they are more readily available at the nurseries. An advantage of planting trees now is that the stillwarm soil allows some root growth to be established before going into dormancy. Flowering shrubs, both deciduous and evergreen, may also be planted.

In the vegetable garden, we still have a week or two for setting out strawberry plants, and seeds may be sown for beets, spinach, English garden peas, asparagus, chives, parsley, radishes and cress. Onion sets may be planted, also cabbage plants. Any unused beds should be turned over, spread with manure or compost, and allowed to weather for a while.

Phil Richards
Prich8935@aol.com

YARD OF THE MONTH



Lori Carrigan-Kerr and Tommy Kerr
10419 Cutting Horse

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Winchester Trails

Crime report *September 2011*

According to the reports by the Harris County Sheriff's Office, published on <http://www.CrimeReports.com>, the crimes reported in the Winchester Trails neighborhood during the month of September 2011 are as follows:

Property Crime - Cutting Horse Lane

Please report anything suspicious to the Harris County Sheriff's Department at 713.221.6000.



Theater Announcements

Once on This Island

Applause Theatre & Houston's Center Stage
Performances at 7:30 PM on Nov 4, 5, 11, & 12th and
Sunday matinees at 2:30 on November 6th and 13th.
For tickets, please visit our website www.applausetheatre.org
or call (281)440-4111.

Ballet Theater Houston (BTH) presents, The Nutcracker

Richard E. Berry Center,
8877 Barker-Cypress Road
Friday, November 18th at 7:00 p.m.
Saturday, November 19th at 1:00 and 7:00 p.m.



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MILESTONES

NEW TEENAGERS - HAPPY 13TH!

11/12 - Morgan Taylor
11/22 - Joshua Kelly

NEW DRIVERS - HAPPY 16TH!

11/13 - Taylor Henson
11/15 - Haley Beaudion
11/15 - Michael Queen
11/20 - Mitchell Almonte

NEW VOTERS - HAPPY 18TH!

11/11 - Kelsey Halverson
11/12 - Blake Spence
11/17 - Tariq Akinniyi
11/29 - Cameron Korenek

NEW ADULTS - HAPPY 21ST!

11/05 - Tyler Bench
11/29 - Jessica Gambhir

HAPPY 10TH ANNIVERSARY!

11/10 - Matt & Janet Eckert

HAPPY 30TH ANNIVERSARY!

11/07 - Pacho & Pam Guevara

Melissa Zmerzlikar
directory@winchestertrails.com

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Winchester Trails

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Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at www.PEELinc.com.



Come One... Come All to Kinsmen's Community Thanksgiving Feast

You are invited.

Kinsmen Lutheran Church is hosting its Annual Community Thanksgiving Feast on Thanksgiving Day, November 24, 2011. A traditional Thanksgiving Day meal of turkey and dressing with all the trimmings will be served from 11:30 a.m. until 2:30 p.m. The Feast is free. Kinsmen is located at 12100 Champion Forest Drive, Houston, TX 77066.

Contact the church office – 281-444-3126 – to make your reservation.

If you have further questions or comments, please contact Lynnae Schatz at lschatz@kinsmenlutheran.org or 281-444-3126.

Warmest regards. We look forward to seeing you on Thanksgiving Day.



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- Lakes of Rosehill
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- Longwood
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