

# Woodwind Lakes



It's all right here

January 2017

Volume 6, Issue 1

## 3rd ANNUAL CHRISTMAS ON THE LAKE WOODWIND LAKES CHRISTMAS COMMITTEE



Terry Buckner, Jay Michaels, Terri Corbett, Lynn Collins, Suzy Stratton, Therese Uddmar, Lee and Ruth Edwards,  
Cindy and Jim Horn, Susan Jensen, Miranda Sevcik, Gail Ford

## IMPORTANT CONTACTS

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**Sterling Association Services, Inc.**  
..... servicedesk@sterlingasi.com, 832-678-4500  
6842 North Sam Houston Parkway W., Houston TX 77064  
Mailing Address - P.O. Box 38113, Houston TX 77238-8113  
**Association Manager**  
Ry Reid ..... ry@sterlingasi.com  
**Administrative Asst. - Teresa Flores** ..... teresa@sterlingasi.com  
**Call Before You Dig** ..... 1-800-DIG-TESS or 1-800-344-8377  
**Pct. 4 Constable** ..... 281-376-3472  
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..... www.centerpointenergy.com - Have light number.  
**Texas Department of Public Safety Crime Service**  
..... http://records.txdps.state.tx.us

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**Water/Sewer Issues, all Sections: 281-807-9500**

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### SECTION 4 VILLAGE OF WOODWIND LAKES

Royal Disposal & Recycle, P.O. Box 160, Fulshear TX 77441  
P - 713-526-1536 | F - 281-346-2961 | royaldisposal@comcast.net  
Trash pick-up for Section 4 only, is on Wednesday and Saturday  
including curbside recycling every Saturday.  
TOPS Water, Eric Martin (713) 822-8389

### USEFUL LINKS

WL Website ..... http://woodwindlakes.us/  
Sec 1, 2 and 3 Utility .....  
..... http://hcmud261.com/HCMUD261/Index.htm  
Section 4 Utility ..... http://www.wfud.org/  
Social Media .. https://woodwindlakes.nextdoor.com/news\_feed/  
Newsletter ..... http://www.peelinc.com/  
Sec 4 Gate (ICS)

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## ARTICLE INFO

The *Woodwind Lakes Newsletter* is mailed monthly to all Woodwind Lakes residents. Residents, community groups, churches, etc. are welcome to submit information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for consideration please email it to [Lynn.Collins@garygreene.com](mailto:Lynn.Collins@garygreene.com). The deadline is the 7th of the month prior to the issue.

# AUNT ROSIE



Message from the Board: Aunt Rosie, at times, is very opinionated. In all cases however, the governing documents of the Association must be observed. If you would like your question answered by Aunt Rosie, please communicate with Sterling Management Company who will pass it along. Aunt Rosie retains the right to be Aunt Rosie. She chooses what to publish and what to say.

I used to suffer terribly from insomnia until I started keeping a copy of the Deed Restrictions on my night table. I read from it every night and I have to tell you, it works like a charm. Anyway, my friends have noticed how well read I've become and from time to time they send me questions which I am happy to answer.

Dear Aunt Rosie,

I put up with a lot but this is too much for me. My new neighbors have two of those little Potbellied pigs they keep in the backyard. I can't stand the noises and they are always rooting under the fence.

I've stopped my pool parties with friends because I'm so embarrassed.  
ANONYMOUS

Dear ANONYMOUS,

There is good news for you. Give Sterling Management a call and report the address. They will confirm and issue a compliance letter. The Deed Restrictions say at Article X, Section 3, "No sheep, goats, horses, cattle, swine (or pigs of any kind), poultry, dangerous animals (the determination as to what is a dangerous animal shall be in the sole discretion of the Association's Board of Directors), snakes or livestock of any kind shall ever be kept in or upon any part of the Property except that dogs, cats or other common household pets may be kept by the Owner or Occupant of any Living Unit, provided they are not kept for any commercial purpose. Any allowable pet that is kept in a household must be confined to its Owner's Lot either by constraints of a backyard fence, a leash or within the Living unit. No animal shall be permitted to run freely away from its Owner's Lot and must be controlled by a leash."

BTW, Muscovy Ducks are poultry. All the Muscovies have been sent letters but half don't open their mail and the other half can't read.

*There is no better time to say  
Thank You'  
for your continued support  
and to wish you and your family  
a New Year filled with  
health, happiness and prosperity.*



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# Woodwind Lakes

## HOME OWNERS ASSOCIATION

### JANUARY MEETING

Wednesday, 1-18-17 at 5:30 PM to 8:30 PM.

1. As discussed during the annual meeting a contract has been signed with new company for a better more updated web-site. The new web-site should be up and running in about 30 days.
2. The 2017 Budget was finalized and approved by the Board. There is no increase in the annual assessment as was announced at the October Annual Meeting.
3. Signed a new contract with Lake Pro for the cleaning and maintenance of the fountains and waterfalls.
4. HOA will start reviewing bids to redo all the granite gravel trails around the lakes.
5. The board will continue to work with MUD 261 to get the large sink-hole at lake 2 by the waterfall filled and re-landscaped. This has been a board focus for several months, which we hope to resolve soon.
6. All section #4 residents (gated community) will be required to build 8' wood fences on the perimeters as the fences are replaced. Only the perimeter fences (Gessner, Mauna Loa, Windfern, and Philippine) will be 8 feet tall, all other interior (between homes, and marking properties on corners) fences in the community are to remain at 6.5 feet tall (6' pickets with a 6" rot bottom board). Per Deed Restriction agreements, the wood fences are the responsibility of each homeowner, not the HOA.

## GROUNDS COMMITTEE

### JANUARY MEETING

Tuesday, 1-10-17 at 7:00 PM to 8:30 PM.

1. Completed in December was a partial landscape re-do of the Serenade Lane cul du sac where several diseased shrubs were removed.
2. The wash-out (sinkhole) in section 4 by the Windfern entrance close to the lake was repaired.
3. Additional flowering shrubs were added in section 4 center flower beds on the Windfern entrance.
4. The wooden benches around lakes 1, 2 and 3 were replaced with new wood, sanded and painted a dark terra cotta color. (Thank you to Greater Houston Landscape for replacing all the wood rather than power-washing the old wood. They did this at no additional cost to Woodwind Lakes.)
5. At lake #1 by the Woodwind Lakes Blvd. entrance several dying shrubs were replace with new flowering shrubs.
6. We have recommended to the HOA to redo all the granite gravel trails around the lakes.
7. The seasonal color change out for fall/winter was completed the weekend prior to Thanksgiving. We have 3 seasonal color change outs done every year.
8. With a new 2017 budget in place we will start to replace dead or diseased plants with new healthy flowering shrubs throughout the community.



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## MUD #261 UPDATE

### UPDATE ON THE PERIMETER WALL PROJECT:

All Fairbanks N. Houston foundations work is complete. Placement of the Fairbanks N. Houston panels should start in the next two to three weeks. The cast concrete panels will be installed and then the lateral cedar fence extensions will be put in place prior to removal of old cedar fence. Chain link fence will or has been placed along Fairbanks N. Houston where cedar fence needed to be removed for foundation work.

It is projected that the Fairbanks cast concrete wall installation will be complete by December. Other final steps will be smooth ground grading, hydro much seeding for grass and some sod placement on the interior graded dirt as well as painting of the concrete panels on both sides.

Windfern Rd. panels will continue to be cast through December. All brick columns along Windfern Rd. have been removed and the holes in the cedar fence patched with chain link fence. Communication Cables, Electrical wiring and other obstructions are being evaluated for movement or removal.

All cedar fences along will be removed and chain link fence installed along Windfern prior to installation of cast panels due to the small

offset distance of the new wall line. Lateral cedar fence extensions will be made after the cast wall is installed and the chain link fence is removed. Windfern Rd. Installation will run into January 2017.

Other final steps will be smooth ground grading, hydro much seeding for grass and some sod placement on the interior graded dirt as well as painting of the concrete panels on both sides.

Any concerns should be addressed with the MUD 261 engineering firm, A&S Engineers at 713-942-2700. Either George Puig or James Clifton should be of great help.

## MUD #261 TAX RATE

In October, MUD 261 set new tax rates for the coming year. The tax rate has been set at 50 cents, which is a .02 cent decrease from the 52 cent rate set for the previous year. New rates are set each fall, and are anticipated to continue dropping as debt funds are retired over time.



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## Woodwind Lakes Women's Club

Tuesday, January 17, 2017 at  
10:00 am  
At the Home of Cindy Horn  
9119 Rhapsody Lane  
For additional information



**FEATURED SPEAKER**  
**Kathy M. Slaughter**

Kathy has been a guest on Great Day Houston and will speak about her experience writing non-fiction and the publishing process.

please contact:

Marianne West (713 849-0364)  
Barbara Henderson (713 466-4893)  
Sharon Siebern (713 849-5596)  
Anne Martin (713 466-8502)  
Cindy Horn (972 998-8242)

## Pavilion at Woodwind Lakes

Don't forget that the Pavilion can be used year round!  
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# TEXAS

## HOMESTEAD EXEMPTIONS



Homestead Exemptions are a legal regime designed to protect the value of the homes of residents from property taxes, creditors and circumstances arising from the death of the homeowner's spouse. It is the one primary residence of a person and no other exemption can be claimed on any other property anywhere, even outside the boundaries of the jurisdiction where the exemption is claimed.

Homestead exemption laws typically have 3 primary features:

- They prevent the forced sale of a home to meet the demands of creditors;
- They provide the surviving spouse with shelter;
- They provide an exemption from property taxes which can be applied to a home.

Under the Texas Homestead Exemption, the residence is protected from the forced sale by all creditors of the homeowner except for the following five reasons:

1. The lender who loans the funds for the purchase of the homestead or provides refinance money.
2. The tax man, in the form of County, City and School ad valorem taxes that are assessed against the property each year, however, the federal government may force the sale of the homestead for federal liens such as non-payment of federal income tax.
3. The contractor who provides material and/or labor in erecting or improving the homestead.
4. The lender who loans the funds for a home equity loan.
5. Owey liens (divorces, etc.).

Because the homestead exemption is a state constitutional exemption, it cannot be waived. The homestead may be abandoned but only if another homestead is created, as when one house is sold, another is purchased and the owner moves into the new house.

When you purchase a home in Texas and it is your primary residence, you may file for a Homestead Exemption. Applications for exemptions must be made between January 1 and April 30.

If you are disabled or at least 65 years old, you may be entitled to an additional school tax exemption on your home. For other possible exemptions or more information contact the Harris County Appraisal District, 13013 Northwest Freeway, 77040 / (713) 957-7800.

Information Courtesy of Fidelity National Title.  
Lynn Collins.

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