

The Windsor Park Lakes Homeowners Association



# QUACKER

September 2010

## Windsor Park Lakes From the Board of Directors

Summer is almost over (at least according to the calendar) and we have two upcoming fall events you do not want to miss. The first is the Annual Windsor Park Lakes Homeowners meeting on Tuesday, October 19, 2010 at 7:00 p.m. at the Exercise Room of the Clubhouse. The second is the annual Windsor Park Lakes Halloween event to be held at the Clubhouse area on Sunday, October 31, 2010 from 4:00 p.m. to 6:00 p.m. More information is available in this Quacker.

There is another event all across Texas on Tuesday, October 5, 2010 - National Night Out. It is being held at this time in Texas due to the heat and mosquitoes at the August date for other states. Residents of WPL are encouraged to step out on your street near dusk and meet you neighbors.

School is well underway and we have lots of children catching busses and walking to and from home. Please use extra care during the early hours and in the afternoon to help keep the children of our community safe. Most of all, observe the 25 MPH speed limit. Most of the WPL residents do, but a few still do not feel the 25 MPH speed limit is meant for them. Also, let your service providers, delivery people and guests know they are expected to observe the 25 MPH speed limit.

So far this has been a year of several major maintenance projects - electrical work at the clubhouse, revamping the nature pond, landscaping and there is more to come - painting at the clubhouse, electrical work at the island gazebo and landscaping. As some areas of the neighborhood mature, certain significant projects are required to keep our community in top-notch condition and ensuring Windsor Park Lakes remains a premier development. These projects will be discussed more at the annual homeowners meeting.

The directors would like to thank residents for looking out for the neighborhood. Many of you call SCS Management Services as soon as you spot a potential problem in a common area - broken sprinkler head, uneven pave stones, dead plants, plants needing water and others. This allows us to act sooner rather than later and keep a problem a small problem. Keep up the good work.

Have a great fall and see you on October 19<sup>th</sup> and October 31<sup>st</sup>.

## Annual Homeowners Meeting

### **MARK YOUR CALENDAR**

**Tuesday, October 19, 2010, 7:00pm  
Exercise Room of the Clubhouse**

Come join us for the 2010 Annual Homeowners meeting. This is an opportunity to see and hear about the events of the current year and plans for the year 2011.

You will learn about the community, find out what actions have been taken during the year 2010, what actions are planned for the year 2011 and learn year-to-date results of the 2010 operating budget. You will also see the planned budget for 2011. A lot of information is shared.

There is one position on the Board of Directors for a two-year term that will be voted on at this meeting. Currently, we have one candidate for the position – Ron Leftwich. Other residents who would like to be considered for the position should contact SCS Management Service, Inc.

Windsor Park Lakes continues to grow as well as mature as a community. What happens within our neighborhood is important and the annual homeowners' meeting is an important tool in continuing to ensure our community remains the premier place to live in Houston.

Take a little time out of your busy schedule and join neighbors, friends, new residents and long-time residents at this annual event. It is time well spent, educational and a chance to be active in the future of the community.

See you there!!!

### Landscape Committee

#### **How would you like to be the Lead for the Landscape Committee?**

We are looking for someone interested in leading the Landscape Committee and overseeing the landscape annual budget. This includes working with Summit Landscape (the company that is contracted to maintain the common-area landscaping in Windsor Park Lakes) to determine needs for the common areas, select plants for the seasonal planting that is done during the year, determine when major landscape maintenance may be needed and help determine budget needs for landscaping.

The person interested in leading this area will work with and receive support from the HOA board of directors.

If leading the effort to make and keep WPL a beautifully landscaped community interests you, please contact SCS Management Service, Inc., Shannon at 281-463-1777.

# REMINDER

## RECURRING SERVICES FORM

To enable all of your service providers and relatives an easier time when entering the North gate, it is necessary for the Courtesy Officers to refer to each resident's recurring services form. It is very important that all information be correct at all times. Even the slightest change can cause a delay and often times the line at the North gate backs up onto Baker Road. This can be a very dangerous situation.

Please remember that anyone who comes to your home on a regular basis needs to be on this list. This includes:

- |                         |                                   |
|-------------------------|-----------------------------------|
| yard services           | baby sitter/nanny services        |
| house cleaning services | tutors                            |
| pest control services   | house sitters/pet sitter services |
| pool cleaning services  | relatives                         |
| car pools               |                                   |

If changes need to be made, you must go by the Guard House and make the changes directly on your personal sheet. You need to sign and date this form which will be sent to SCS by the Courtesy Officer. PLEASE NOTE: THE COURTESY OFFICERS ARE NOT ALLOWED TO TAKE ANY CHANGES OVER THE PHONE. NO EXCEPTIONS!

**ALSO, the courtesy officers will call the first number ONLY on the recurring services form for your service providers or guests. Normally that number listed is the home phone number. If you do not want that number called please go to the North guard house and change the top number to one you prefer.**

## Community Document Shredding Opportunity

Do you have boxes and bags of old but sensitive documents taking up space? Would you like the opportunity to have these documents shredded?

Windsor Park Lakes has the potential opportunity to have a company come to the community and allow residents to have sensitive documents shredded on-site. If there are enough residents interested, we can arrange for the company to come to WPL for this activity.

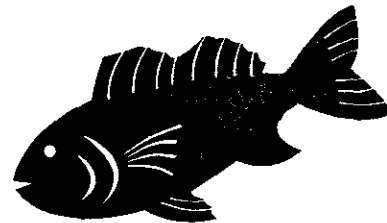


If you are interested, please contact SCS Management Services, Inc., DebbieKay at 281-463-1777 by the end of September.

# No Swimming Allowed

No Swimming Allowed

**REPEAT: No swimming allowed in the lakes behind our homes! This includes any floats, floating trampoline, and flotation device pulled by a boat. The danger is very real and every resident should obey this rule. Please report any incident to SCS of any swimmers or people on floats that may fall into the lakes.**



## Fish Barbless

To help preserve the great resources our lakes gives us, please use barbless hooks when fishing. Not only are they much easier to remove from the fish, but goes a long way to prevent injuries to the fish and maybe a unsuspecting bystander. Going barbless is as easy as using a needle-nose plier to press down on the barb that is above the hook's point. Please make it a habit to go barbless when fishing our lakes.

## PROVIDING "GUEST LISTS"

We want this to be a limited access community and we want our guests coming to a nicely planned event to arrive in a timely and well thought out manner. One way to make that happen is to always *provide the courtesy officers before the event with a list of guests attending.*

When the courtesy officers do not know you are having guests, they are required to call the resident and ensure each guest is expected. This can really slow things down, especially when you already have a house full of guests and are running around making sure all is right. In addition, this can slow down traffic at the North gate and, at times, cause backups onto Baker Road. This is a safety hazard.

Please don't ask, "just let anyone in who arrives" the night of your event. The courtesy officers are trained not to do this. Other residents do not want unplanned people in the development and you don't want an unplanned surprise.

Please submit an alphabetized written list of all guests to the courtesy officer prior to having a **party of more than 3 guests at your home** (for fewer than 3, you may submit a list or provide the names to the courtesy officer by phone). The courtesy officer is not allowed to take the names of the guests over the phone for more than 2 guests or to take a request from a resident to allow anyone that comes for the party into the community.

The list is a benefit to you as well because if you are not available to answer the phone during a party to grant access to each guest then the guests will be turned away. Often times there is more than one event in an evening and a list helps ensure all guests may enter with ease.

Providing the written list to the guards assists with the flow of traffic at the North entrance and ensures your guests arrive in timely manner as you planned. This takes but a few minutes to complete, is a requirement of the community, and a benefit to your guests.

Be a good resident, host and member of the community and provide the list prior to any event at your home or at the clubhouse.



## Windsor Park Lakes Vehicle Stickers

Residents are required to have a Windsor Park Lakes vehicle sticker on the upper driver's side of the front window of each vehicle a resident keeps at home. It is important that a "WPL" vehicle sticker be placed on the outside of the upper left-hand corner of the windshield of each vehicle that will be entering Windsor Park Lakes by means of an access card or remote entry device. The courtesy officers will not know each resident by sight and the sticker will help the courtesy officer to ensure the vehicle is authorized to enter Windsor Park Lakes. The sticker is designed not to reveal the name or location of our development. This also helps constables on patrol through Windsor Park Lakes identify vehicles that are authorized to be in the development.

*Stickers may be obtained at no charge by contacting SCS. Help our community by displaying a window sticker on your vehicles.*

## ASSOCIATION VENDORS.....

We had a request at the Annual Meeting to share information about vendors the association uses for various items.....

Tree/Palm Trimming:	Olvera Tree Trimming	281-351-5006
Window Cleaning:	Houston Window Cleaning	713-256-8830
Clubhouse/Home Cleaning:	Xtreme Maid Service	713-932-9134
Tile Roof Cleaning:	Grazano Tile Roofing	832-654-3933

*Disclaimer: we are not recommending any of these vendors, merely sharing their contact information as requested.*





## Contact for Questions, Actions or Concerns



Residents have a place to call or e-mail anytime there is a question, needed action or concern. Please contact SCS Management Services, Inc. – Shannon or DebbieKay at 281-463-1777 or e-mail to [info@scsmgmt.com](mailto:info@scsmgmt.com).



We ask that residents not contact any of the Windsor Park Lakes contractors directly. This usually slows down the process for getting something done as the contractor must contact SCS Management Services to ensure any actions requested can be taken. This also puts the contractor on the spot to try and make something happen for the resident and frequently this can add cost to the action.



Thank you for your understanding of not contacting contractors directly. We will do our best to ensure your questions, action requests and concerns are handled as quickly as possible in a most cost effective manner.



## The Community Nature Pond and Walk



At the corner of Windsor Lakes Drive and Park Trail Drive, next to Barker Reservoir, is a beautiful pond and walk around the pond. This is known as the Windsor Park Lakes Nature Pond and Walk. There is a bronze tiger sitting next to the pond and some of you may call this area the “Tiger” pond. No matter what you call it, the area is one of the highlights of our community.



You probably noticed a lot of work going on at the pond in August. After 13 years, the area needed major maintenance – tree removal, liner replacement, new plantings and a general overhaul. Once again, we have a great place to wander and relax as you stroll the community.



We now have the nature pond and walk on a more routine maintenance schedule so we won't have to go through this major work for many many years. Please take time to stop by and check out the rejuvenated and beautiful Windsor Park Lakes Nature Pond and Walk.



**HAPPY  
HALLOWEEN**

**Windsor Park Lakes Family Event  
Hayrides, Concessions, Music & More!**

**Sunday, October 31  
4 – 6 PM  
Club House Parking Lot**

***Please come in costume***  
*It's going to be a SPOOK-tacular time!*



## **Committee Volunteers**

Our community continues to grow and with growth comes the need for more volunteers to help on our WPL committees.

**Architectural Control Committee** – Within the Declaration of Covenants, Conditions and Restrictions (the “Deed Restrictions”), establish needed rules and guidelines, review resident applications and approve resident applications for changes and additions to resident-owned property. This is a very active and demanding committee. Currently, this committee has adequate membership.

**Landscape Committee** – This committee is in search of a leader as well as committee members. This committee works with Summit Landscape (the company that is contracted to maintain the common-area landscaping in Windsor Park Lakes) to determine needs for the common areas, select plants for the seasonal planting that is done during the year, determine when major landscape maintenance may be needed and help determine budget needs for landscaping. This committee ensures Windsor Park Lakes remains a beautifully landscaped community.

**Recreation Committee** – This committee needs members to help with the various events that take place within the community. These events include activities such as an Easter Egg Hunt and Party, a spring concert, a Halloween family event and a carnival. Each of these takes some planning, preparation and execution. Come join the fun and make WPL events even better. Amy Ryan is the lead for this committee.

**Safety Committee** – This committee oversees potential and reported safety issues affecting the development. With the limited reported safety concerns, this committee has seen limited action this past year. Linda Finke is the lead for this committee.

If you have an interest in serving on one of the committees, please contact SCS Management Services, Inc., Shannon or DebbieKay at 281-463-1777.

**Share your talents and join a committee!**