



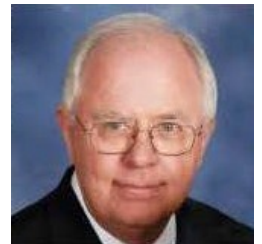
WINDSOR LAKES

January/February

2019

Newsletter

During the time since our last note, the Board has completed 2019 budget planning and briefed it to interested community members. The sinkhole at the southwest corner of intersection of Haversham Court and South Dylanshire Circle was repaired and re-sodded. Work in the Edinburgh Court easement (East Forest Sanitary Sewer) has moved closer to completion.



The budget, particularly funds estimated for home monitoring, has gained considerable attention. This budget includes maintenance for iron fences installed by the builder when homes in Windsor Lakes were first sold. The Board included part-time personnel costs in our 2019 budget; an oversight had omitted it from the 2018 budget. We ensured that our personnel costs were consistent with those of other communities. It also included funds to support a five-year update of the Replacement Reserve Report, the budgetary guideline for our community. All costs and vendor projections for 2019 were reviewed and scrutinized for potential savings. These actions resulted in a net assessment increase of 4.9% for single-family homes and 3.4% for townhomes.

Funds set aside in our reserve fund to replace townhouse roofs are a significant part of the total reserve fund. As a part of the formulation of the 2019 budget, the Board chartered a study of projected townhouse roofing costs to determine if there will be enough funds in the reserve fund during 2021 through 2024 when the roofs are replaced. To everyone's pleasant surprise, the estimate produced by the study matched the amount being set aside in townhouse assessments. We appear to be on track to replace the townhouse roofs without an increase in assessments, but future changes in inflation and oil prices could change this picture.

An item generating considerable discussion has been the Board's decision to end paying the home alarm system monitoring fee after 2019. Of the 572 homes in Windsor Lakes less than 200 are using the builder installed system. That system has become obsolete. Red Hawk service has become expensive and unreliable. Our monitoring vendor, Red Hawk is moving out of the home monitoring business and wants to raise their prices for monitoring and service.

In order for the residents of Windsor Lakes to be informed of the wide range of options that are now available for providing home security the Board will arrange for a Home Security Forum In Windsor Lakes in early 2019.

A final note: FirstService Residential has **changed the address** for assessment payment. Please ensure that your payments go to the new address:

**WINDSOR LAKES HOMEOWNER'S ASSOCIATION INC.
FIRSTSERVICE RESIDENTIAL HOUSTON
PO BOX 62019
NEWARK, NJ 07101-8060**

PARTY SCHEDULE FOR 2019

To be determined

Clubhouse Hours

Sunday: Closed
Monday: 9:00 a.m. to 7:00 p.m.
Tuesday to Thursday: 9:30 a.m. to 9:00 p.m.
Friday: 9:00 a.m. to 7:00 p.m.
Saturday: 9:00 a.m. to 9:00 p.m.

FROM THE EDITOR

This is the last newsletter that I will be doing.

Please send all future articles that you would like in the newsletter to the Clubhouse to Lisa Williamson

Barbara Green

“Let’s Talk About the Website”...Jean Ritter, Website Coordinator, Phone 832-530-5446, ritterjean@msn.com

Merry Christmas To All.

All Windsor Lakes residents may access the Windsor Lakes Website at:

URL: windsorlakeshoa.org

The LOG-IN is at the bottom of the Home Page on the left side.

USER ID: windsorlakes (one word, no capital letters)

PASSWORD: LakeWord (one word, capital L and capital W)

The Website will show you recent E-Blast MESSAGES, the Community Message Board, monthly Activities Calendars, Photos, and a Residential Directory which is sorted by Last Name in ABC order and sorted by Street Address.

All Residents, please be sure that your records

at the Clubhouse are up to date. See the Front Desk Staff. Let them know if you have changed your email address or your phone number.

If you would like to receive weekly E-Blast messages from the Clubhouse about events and happenings which may be sent to your smart phone via email, please check with the Front Desk Staff.

Windsor Lakes HOA
Financial Report Summary
YTD Statement of Operations as of November 30, 2018
(Amounts in Dollars)

A. Year to Date Total Assets	2,804,298
Operating Fund	1,107,847
Accounts Receivable	37,785
Replacement Funds	1,649,708
Prepaid Expenses	8,958
 B. Total Liabilities and Equity	 2,804,298
Total Current Year Accounts Payable	111,189
Total Replacement Reserves Income	2,090,883
Replacement Reserves Expense	(424,796)
Net Replacement Reserves	1,649,708
 C. Year To Date Income	 1,078,914
Expenses	1,067,148
Operating Balance	11,785
 D. Monthly Income (November 2018)	 98,365
Monthly Expenses	89,643
Cash Flow	8,722

2019 Budget was been completed and presented to the residents in a meeting on October 24, 2018. The Board approved the 2019 Budget at the October Board Meeting.

An Updated Replacement Reserve Study is scheduled to be conducted in February or March, 2019. This will be the blueprint to use going forward in budget and project planning for the next five years.

Submitted by: Stanley Everett

Board of Directors

Jim Ritter
President, ritterjames@msn.com

Jack Burger
Vice President, jackburger1234@comcast.net

Stan Everett,
Treasurer, severett5@comcast.net

Harry Van Dam
Property Manager, hvandam9@gmail.com

Susie Monroe
Secretary, monroess@gmail.com

Clubhouse Staff

936-321-1181

Lisa Williamson, Manager
Jose Delgado, Maintenance Supervisor
Dena Singleton, Lifestyle Director
Gabriella Donia, Clubhouse Host
Jasmin Ramos, Administrative Assistant

Website

WindsorLakesHOA.org, Contact: Jean Ritter
Newsletter Editor: Barbara Green
Architectural Review Comm: John Corey

Community Manager

Community Manager, FSR: Alex Taylor
713-332-4602, alex.taylor@fsresidential.com

Have questions about your HOA? At **FirstService Residential**, your Community Manager works on the day-to-day operations of your community, placing them in the field frequently and working closely with your Board members. With this in mind, we have implemented a new support system of well-trained team members that are able to assist homeowners with general inquiries about the community. This will ensure a timely response, 24-48 hours, to the frequently asked questions that residents have.

MANAGEMENT OPERATION SERVICES [MOS Team]

Providing homeowner / resident support for North Houston communities

Email contactus.tx@fsresidential.com or call 281.681.2000 for general homeowner / resident inquiries

Email shared.mos@fsresidential.com for inquiries about:

- Pool / Gate access cards
- Gate directory programming
- Amenity reservations

Email violation.mos@fsresidential.com for inquiries about:

- Confidential reporting of deed restriction violations
- Receipt of a notice of a deed restriction violation

Thank you,
JONI PURSLEY, AMS, PCAM
Senior Director of Management

SAVE THE DATE**APRIL IN PARIS**

WINDSOR LODGE BALLROOM

Saturday April the 13th, 2019

6:00 to 9:00 PM

Fire Station Donations

A huge thank you to all Windsor Lakes residents who contributed to the Fire Station donations in December.

Twenty-eight overflowing stockings filled with treats and extra goodies were delivered to stations 4 and 6 to some very appreciative firefighters. We learned to provide a few extras since the “regulars” are often taking vacation. We want them to get a stocking, so they get theirs when they return and their replacement gets a treat too for working the holidays.

Pictures are available on the Windsor Lakes website courtesy of Jean Ritter.

The firefighters make a difference in the lives of many and our acknowledgement of their dedication and service makes a difference to them. Thank you.

Good health and fun times with family and friends are wished for you in 2019,

Staff Appreciation Day

December 14, 2018
Windsor Lodge

There are lots of good things that happen in Windsor Lakes. The residents are generous with their time and money and this generosity was shown during December of this year when the good work of the Windsor Lakes staff was recognized by the community with cash gifts at the Staff Appreciation meeting in Windsor Lodge. Vern and Paula King did a fine job presenting the awards after taking the lead to organize the event and gather the funds. Thanks to them. Thanks also to Carole Lazenby for organizing the refreshments.



Gabby, Jose, Dena, Lisa, and Jasmin were honored at Staff Appreciation Day.



Jasmin is pictured with the Staff Appreciation Day sponsors, Vern and Paula King.



welcome
COFFEE

**Saturday, January 12, 2019
at 10am**

Come join us as we welcome our new residents. Everyone in Windsor Lakes is invited to attend!

Newcomers, please call the front desk of the clubhouse to register!

936-321-1181

Cop Talk
February 7 at 6:00 p.m.

Sergeant Brice Herring with the Montgomery County Sheriff's Department, The Woodlands Division will be our speaker for the next **Cop Talk on February 7th**. This will be a group lead discussion, so bring your questions! The talk will take place at 6:00pm.

At 7:30 you are welcome to take a break and those who would like to stay are welcome back for a casual chat with Sergeant Herring.

Originally from El Paso, Sergeant Herring began his law enforcement career in the Texas Panhandle. His diverse 29-year career covers a multitude of areas such as: crime prevention and resolution and traffic and undercover drug and gang operations. For 12 years he directed the MCSO's "Citizens Academy". Sargent Herring also served eleven years in the military reserve.

Checkers' Tournament. "One Day Only" Event.

Join in on Monday, January 28, at 1 P.M., in the Clubhouse Ballroom. Bring your neighbors and friends (and a checker board, if you have one.)

How does this go? You sign in. Put your name at the bottom of the ladder and keep playing until everyone loses and we have one winner!! Typically, you play 2 or 3 games.



It's For Fun and Bragging Rights for 2019!!! A perfect cold weather event! Very casual.

Use the Activities Book outside the Library at the Clubhouse to sign up by January 25.

Welcoming Coffee January 12

Come and meet our new Windsor Lakes residents!

Join the Welcoming Committee for a Welcoming Coffee to be held on January 12 from 10:00 to 11:30 a.m. in the Ballroom. Everyone in Windsor Lakes is encouraged to attend and greet people who have moved here recently. This coffee is hosted by the Welcoming Committee as a way for all residents to meet the newest members of our great community. Newcomers to Windsor Lakes within the last year should RSVP to the Clubhouse so that we can plan appropriately. Start the new year by welcoming new neighbors!

We always welcome new committee members; if you are interested in volunteering please let us know. We are also looking for someone that would be interested in conducting interviews with new residents for the newsletter.

Katherine Beebe, Welcoming Committee

You are invited to join the Windsor Lakes Book Club for 2019.

"Loving Frank" by Nancy Horhan is the book for our next Book Club meeting.

Jerry Whitehouse will take the lead in our discussion of this historical fiction—portraying the effect that the romance with Mamah Bortwick Cheney had on Frank Lloyd Wright and his work.

The book is available in hardback, paperback, and Kindle.

Our next meeting will be Friday, January 18, 2019.

We meet on the third Friday of each month from Noon to 1:15 p.m., in the Arts & Crafts Room. Our meetings are "brown bag lunch" meetings so bring a sandwich or salad from home. We supply iced tea and dessert.

