

The Windermere Whistler

June 2010

This year we have set up committees to oversee several new projects in Windermere. These committees have been working hard to organize, plan and report back to the board recommendations to enhance the community. Listed below is what our committees have been working hard on:

Social Committee

The Social Committee has planned our First Annual 4th (on the 3rd of July) of July Picnic at the Pavilion. The festivities start at 5:00 PM on Saturday. Bring your favorite summer food/side dish/dessert and the WOPOA will supply hamburgers/dogs/soft drinks/water. We'll have 3 washer courses, horseshoes and games for the kids.

Following the July 3rd Party, at 7:00 PM down at the picnic area by the boat ramp we are having a kayak, canoe and paddle boat races. Bring your favorite floating vessel for a good time. For more information contact Sandy Neilsen at sneils@austin.rr.com.

The 1,3, and 5 Year Committee

Come on out for you opportunity to have your voice heard in our Community. The 1, 3, and 5 Year Committee is hosting a Community Meeting on Saturday July 17, 2010 at 10:00 AM at the Pavilion. The committee wants as much input as possible from the community so as to prioritize what future projects and amenities they would like for the committee to present to the WOPOA Board. Refreshments will be provided; water, Coke, Sprite and Ice Cream Please contact Mike Madden if you have any questions at mmadden@tstar.net

Roads Committee

The Road Committee is working on getting bids to repair the Pavilion Parking area, The boat and trailer storage entrance and the boat parking area down at the boat ramp. Once all their bids are in they will submit them to the WOPOA Board for review and approval.

2010-2011 Windermere Oaks

Board Members

| | |
|----------------|---|
| Patti Flunker | President patriciaflunker@yahoo.com 512-699-1082 |
| Tom Doffing | Vice President tldoffing@gmail.com 830-693-9695 |
| Bill Earnest | Treasurer 313Kendall@gmail.com 612-281-7572 |
| Ed Parsons | Secretary eparsons@tstar.net 830-693-6225 |
| Nicole Gelinas | Wopoa1@aol.com 830-798-2504 |
| Bob Mebane | mebaneaustin@aol.com 512-947-5938 |

Spring Clean Up

In April we held our annual Spring Clean Up Day. We had a great turn out (over 30 people) and accomplished a lot of work. Afterwards, we all enjoyed delicious pizza and cold drinks. Thanks to everyone for helping out on this day.



Oak Wilt Committee

The Oak Wilt Committee has been looking at the best way to go about trenching in our community to stop the spread of Oak Wilt. They have contacted many contractors that specialize in Oak Wilt Trenching. They have recently had an updated oak wilt map completed by the Texas Forestry Service and will be submitting their findings and recommendations to the board for review and approval.

Grounds Committee

The community now has a new lawn service; Lalo's. The community will be saving \$125 a mow with our new service. In addition we have cut down all the overgrown weeds in the boat ramp picnic area. Several members of the Grounds Committee "chain gang" have trim back several trees/limbs within the community that were hanging in the street.

ACC

When considering making changes to your house and the outside appearance, please refer to the Restrictions & ACC Guidelines. If you have any questions please contact the ACC Chairman for further clarification. Also, a note to remember your ACC Committee is made up of volunteers, they will meet as frequently as possible to review homeowners request. Please be mindful of this as many requests come in throughout the month. For a copy of the current ACC Guidelines and Restrictions please visit our website at windermereoaks.net to download your .pdf copy. Thank you for your compliance.

New Pool Service Company

The Windermere Oaks Water Company will begin taking over our pool service needs. They have recently hired a full-time employee with a Class "C" Water License that will oversee the day to day operations of the Water Co. (great for us WOPOA property owners) and assist the community with the maintenance of our pools. This is a great opportunity to have our pools operated by someone who is in the community on a daily basis and very knowledge on water and filtration systems.

Committees

Architectural Control Committee

Chairman – Beth Burdett

bburdett@hillcountryweb.com

Committee Members; Ed Parsons, Scott Penner, Linda Elliot, Chris Mulligan, Mike Madden and Robert Wood.

Grounds Committee

Chairman – Danny Flunker

dflunker@gmail.com

Committee Members – Jerry Kramer, Richard Crow and Mike Madden and Jerry Ingham

Social Committee

Co-Chairman – Amy Penner & Patti Flunker

Committee Members – Melissa Miller, Jackie Yancey, Janet Crow, Carol Schwab, Nicole Gelinis and Janey Richardson

Road Committee

Chairman – Dana Martin friends@tstar.net

Committee Members – Mike Madden, Jerry Kramer and Ron Richardson

Oak Wilt

Chairman – Melissa Miller

mhmiller@us.ibm.com

Committee Members – Mike Madden, Judy Madden, Jerry Ingham, Dorothy Taylor, Carol Schwab, Chris Mulligan and Bob Mebane

5 Year Plan Committee

Chairman – Mike Madden

mmadden@tstar.net

Committee Members – Dana Martin, Danny Flunker, Kerry Spradley, Robert Wood., Dorothy Taylor, Pat Mulligan and Tom Doffing.

Happy 4th of July!

Long Term Boat & Trailer Storage

For your convenience, the POA provides long term boat and trailer parking at no charge. To access this facility, take Hollingsworth Road (between the airstrip and McAllister Ranch) and go ½ mile to the south boundary of Spicewood Airport. Turn left and go .1 miles and turn right. The road will dead-end into the parking facility. The boat ramp key is required for the gate lock.

Homeowners that rent

If you rent out your home in Windermere, please make sure your tenants have a copy of our Restrictions and ACC Guidelines. A copy of these can be found on our website at www.windermereoaks.net, thank you.

Swimming Pools

Windermere Oaks has three pools, Pavilion Pool, Cove Pool and the Hill Pool. To gain access to these pools you must have a key. This key will operate the lock for all three pools. Our pool policies are posted at each pool. Remember NO DOGS in the SWIMMING POOL AREA, and NO GLASS BOTTLES.

Mowing

The Windermere Oaks Property Owners Association is now using Lalo's for our mowing service. If you have any questions related to this please contact our Grounds Chairman Danny Flunker.

Gate Remotes & Codes

If you would like a gate remote or would like to obtain a gate code please contact Bill Earnest at 313kendall@gmail.com

Marinas

The Windermere Oaks Property Owners Association does not own the marinas. Each marina is owned independently by those who own the slips and which they have their own associations. The associations are solely responsible for maintaining their marinas and moving it when the lake level changes.

Bulletin Board Information

We now have a real estate bulletin board out front by our gate. If you are a real estate agent and would like your flyer put in, please drop it in the real estate box by the mailboxes. Because our bulletin board has become overcrowded with flyers, we are limiting one flyer to each broker/real estate agent. They may put up to 3 properties on 1 flyer. We simply do not have enough room in our bulletin board for all the flyers. Thanks.

Website

There is a new website to access information for Windermere Oaks, you may find it at; www.windermereoaks.net. You can access the Restrictions and ACC Guidelines along with the minutes and news and information about our community. Any comments or questions on the website can be referred to Patti Flunker at patriciaflunker@yahoo.com

Audit

Recently the board completed an "Agreed Upon Procedures" of our financials books. A copy of this report can be found on our website under financials.

Boat Ramp Picnic Area

Unbeknownst to a lot of our property owners, we have a picnic area down by the boat ramp. Recently, we cleaned up the brush so you can enjoy sitting on one of the picnic tables and take in a beautiful Lake Travis sunset or walk down to the water for a swim or to go fishing. Be sure to check it out.

Doggie Day at the Pavilion

If you have a dog or just want to join your fellow homeowners who have dogs come on up to the Pavilion every Saturday at 9:30 AM for "Doggie Day at the Pavilion" Let your dog run around with others for a fun time.

Happy 4th of July!

Trash Collection

Our trash collection picks up trash every Tuesday. Please ensure your trash is in an enclosed bin if it is sitting out prior to Tuesday. Also, please remember to remind renters of our trash pickup policies. Thank you.

Important Phone numbers

LCRA (800) 776-5272
Windermere Oaks Water Co. (830) 598-7511 – George Burris
Perdernalles Electric (888) 554-4732
Burnet County Sheriffs Department (512) 756-8080
Spicewood US Postal Office (830) 693-2377
Crime Stoppers: (866)756-TIPS

Water

Windermere Oaks Water Company serves Windermere Oaks. Their phone number is (830) 598-7511.

Community Keys

To access the boat ramp, pools, tennis courts and boat and trailer storage you must have a key. If you have not been issued a key or have lost your keys please contact BOD members Bill Earnest or Patti Flunker.

Windermere has a mailbox in the community

Our address is 201 Bedford, Spicewood, Texas 78669.

Things to Remember

Please remember to place a lid on all your trash bins outside. We have wildlife everywhere and they love to get into the garbage and leave it strewn along the road for the garbage men to pick up. If you rent your home out be sure to tell your renters. Thank you

Remember this 4th of July fireworks are not permitted in Windermere Oaks. Thank you.

Please control your speed while driving through the community.

Dates to Remember

July 3rd - July 4th Picnic at the Pavilion at 5:00 PM, 7:00 PM Kayak Races.

July 17th Saturday at 10:00 AM at the Pavilion, 1,3, and 5 Year Committee Community Meeting.

September 18th, 9:30 AM Open Board Meeting at the Pavilion.

October 16th, 9:30 AM Fall Social at the Pavilion.

November 6th, 9:30 AM Open Board Meeting at the Pavilion.

December 4th, 9:30 AM Christmas Tree Trimming at the Pavilion.

Capstone Real Estate Management Service

The Windermere Oaks Property Owner's Association does not maintain an office in Windermere Oaks. Capstone Real Estate Management Services in Austin provides all management services for the community. Our contact at Capstone is Ryan Smith. Please contact him with changes of address, contact numbers, e-mail address, suggestions, compliments, complaints, and reservation of Pavilion and for general information or questions regarding Windermere Oaks. His contact information is;

Phone – (512) 512-646-6710, Fax (512) 646-6798 or

Capstone Real Estate Services
Attn: Ryan Smith, PO Box 760
Austin, Texas 78767-0760

Their physical address is:
210 Barton Springs Road, Ste. 300
Austin, Texas 78704