

Whispering Lakes Ranch Newsletter

A Quarterly Update from the Maintenance Association Board of Directors

Volume 1, Number 2

October 2011

QUARTERLY MEETING: MON OCT 24

We invite you to join us at our next WLR Quarterly HOA Board Meeting to be held on Monday, October 24, 2011 at 7:00PM CDT in the HCMS building. The location is 17049 El Camino Real, Houston.

GOOD WORDS FROM THE PRESIDENT

Steve Glenn

Well, it was great to finally get some rain and see the level of the lakes rise a few inches. As you are probably aware, we have had to keep the fountains turned off during the drought to save water and to eliminate the chance of overheating and losing pumps. Hopefully, with the cooler weather coming our way, we can expect some additional rain and have sufficient water level to turn the fountains back on. We will keep you posted!

You have probably also noticed that the neighborhood is continuing to build out. We now have 298 homeowners enjoying the neighborhood, with only 12 lots remaining with Perry Homes. Go Perry!

I would like to bring up an important issue that the Board needs your help improving. It is clearly stated in our Deed Restrictions in Section III, Restrictions that *"No improvement of any kind or character whatsoever shall be erected, or the erection thereof begun, or change made in the exterior design thereof after original construction, on any Lot in the Subdivision until the complete plans and specifications"* have been approved by the Board. We are currently dealing with a few issues whereby the project was not submitted for approval in advance. This is certainly not a

neighborly approach to making improvements to your home! Please help us by submitting the Architectural Standards Committee Review form in advance of beginning any project. This is required by our Deed Restrictions. The Architectural Control Committee will review and get back to you quickly with comments and/or approvals. Thank you for your help in streamlining this very important process.

OUR WEB SITE HAS A FRESH FACE

The WLR web site at:

<http://wlrhome.com>

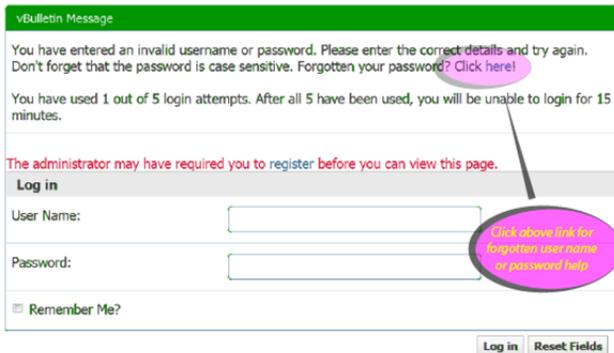
was created shortly after Hurricane Ike by Pete Bauer and run privately since then. Now that we have an elected board of directors, Pete has turned over the site to the Maintenance Association and is in the final stages of a major upgrade.

While there are still a few tweaks to be done, the site is up and running so please do start making a habit of logging in to wlrhome.com at least every few days. It'll be our primary means for routine, informal communication within WLR.

There is a public area that contains general information, including a documents page that has PDF copies of our dedicatory papers like deed restrictions and other useful stuff. Inside the private part of the site, accessible only to WLR homeowners, are informative articles posted by the HOA, blogs by the Board of Directors, and a slightly re-arranged message board where we can all politely communicate with each other.

If you already have an account on the web site, it will work unchanged. Forgotten User Names or

passwords can be retrieved by typing incorrect information, then clicking on the link for this dialog box:



If you are having technical troubles or are new to the web site, please contact us at:

admin@wlrhome.com

For new accounts, please provide us your real name (First and Last Name), street address, and the email address you want us to reply to. We'll set you up with an account. We do hand-verify that each request is actually from a WLR homeowner so it will take from hours to a couple of days for us to do that and email your new account information.

To contact the HOA about community matters, please use the address:

contact@wlrhome.com

See you online!

BOYD PUD UPDATE

Very short and sweet: the Planned Unit Development proposed to the city by Mr. Sam Boyd was finally rejected on a 5-2 vote by City Council on August 23rd. Voting for denial were Councilpersons Mick Phalen, Mike Lee, Phyllis Sanborn, Andy Mann, and Joanna Sharp Dawson holding Positions 3-7 respectively. Voting FOR the PUD were new councilpersons Dan Becker and Dennis O'Keefe, Positions 1 and 2 respectively. Mr. Boyd currently has the land listed for sale.

A FEW MORE WORDS ABOUT DEED RESTRICTIONS

As mentioned in the previous newsletter, because of the ongoing drought during the heat of the summer, coupled with unpredictable water rationing by the city, the Board decided to temporarily take a lenient approach to landscaping issues affected by the heat and drought.

The city has stabilized on Stage 2 Water Rationing since August 17th and the weather is beginning to cool down. This means it is now becoming feasible for WLR residents to ensure shielding by either your fence or shrubberies any outdoor equipment that services your home such air conditioning units, pool pumps, standby generators, and ground-based solar panels. Barring any big surprises by Mother Nature, we plan to ask the management company to enforce all deed restrictions fully and fairly starting November 1st. So please prepare – it is time for the autumn yard chores!

By the way, the direct web address for the League City water rationing info is:

<http://www.leaguecity.com/index.aspx?NID=1577>

Maintenance Association of Whispering Lakes

Ranch Board of Directors

Steve Glenn, President
Frank Prisco, Vice President
Peter Bauer, Secretary
Jeff Farmer, Treasurer
Roy Hunter, Director

How to get help...

For an emergency: 911

Routine LC Police: 281-332-2566

For community maintenance problems
Call HCMS : 832-864-1200