

# Whispering Lakes Ranch Newsletter

## A Quarterly Update from the Maintenance Association Board of Directors

Volume 2, Number 1

JANUARY 2012

### QUARTERLY MEETING: MON JAN 23, 2012

We invite you to join us at our next WLR Quarterly HOA Board Meeting to be held on Monday, January 23, 2011 at 7:00PM CST in the HCMS building. The location is 17049 El Camino Real, Houston.

This month's meeting agenda has a couple of important issues. We will be voting on:

- Our 2012 budget
- A set of proposed Architectural Standards (ASC)

These drafts will be posted on our web site along with the meeting agenda prior to the close of business on Friday Jan 19, 2012.

Also, the management company's interpretation of recent changes to State Law would require that NOTHING may be discussed at a board meeting that was not on the published agenda at least 72 hours prior to the meeting. Therefore, it is likely that nobody will be allowed to bring up topics or speak spontaneously at the meeting if they are not on the agenda as published on our web site at least 72 hours prior to the meeting.

As we go to press with this newsletter, we are seeking clarification on this matter. For now, though, if you wish to speak or have a topic considered for the agenda you MUST communicate the information to HCMS or a board member before Friday, Jan 19<sup>th</sup>!

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### GOOD WORDS FROM THE PRESIDENT

Steve Glenn

The New Year is off to a great start with much needed rain, which equates to enough water in our

lakes to run the fountains. Soon, you will also notice a number of new trees being planted in the neighborhood. We have an active Landscaping Committee and the fruits of their efforts will be visible this year! Also, special thanks to this group for their efforts in decorating the front entrance of the neighborhood for the Holidays. We are still looking to organize a Finance Committee, a Community Advisory Group, and a special advisory group to discuss the Reserve Study. Let us know if you are interested in any of these areas or have other ideas where you would like to help out.

I would like to remind everyone that 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 still dealing with instances whereby projects have been started without being submitted for approval in advance. 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.

We much prefer approving projects in advance rather than asking homeowners to make changes after the projects are finished!

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## WEB SITE IS YOUR GO-TO PLACE FOR WLR NEWS

The WLR web site at:

<http://wlrhome.com>

The web site has two parts: a public area that contains general information and a private message area not accessible to anyone who is not a WLR homeowner.

In the public area is a DOCUMENTS page that has PDF copies of our dedicatory papers like deed restrictions, a downloadable copy of the "Architectural Standards Change" form to request review and approval for improvements to your property, agendas and minutes to Board meetings, and other useful stuff.

The private part of the site, accessible only to WLR homeowners, contains informative articles posted by the HOA, blogs by the Board of Directors, and a tightly moderated message board where we can all POLITELY communicate with each other.

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

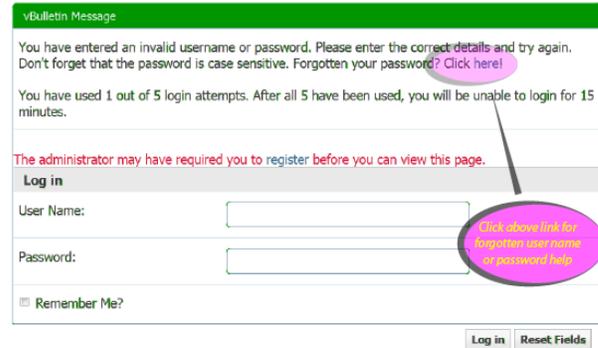
[admin@wlrhome.com](mailto:admin@wlrhome.com)

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](mailto:contact@wlrhome.com)

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



The image shows a web browser dialog box titled "Bulletin Message" with a green header. The text inside reads: "You have entered an invalid username or password. Please enter the correct details and try again. Don't forget that the password is case sensitive. Forgotten your password? [Click here!](#)" Below this, it says: "You have used 1 out of 5 login attempts. After all 5 have been used, you will be unable to login for 15 minutes." A red line of text follows: "The administrator may have required you to register before you can view this page." Below that is a "Log in" section with input fields for "User Name:" and "Password:", and a checkbox for "Remember Me?". At the bottom right are "Log in" and "Reset Fields" buttons. Two pink callout bubbles are present: one pointing to the "Click here!" link and another pointing to the "Log in" section.

See you online!

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## E-MAIL ADDRESSES WANTED!

Did you know there was a water main break in WLR on Christmas morning? If not, your e-mail address is not on file with the Maintenance Association. An e-mail was promptly sent to all homeowners for whom we had an e-address.

We strongly encourage homeowners to provide HCMS and the Maintenance Association with a current e-mail address. The easiest way to do this is to request an account on our web site (see the previous section about the web site. It is EASY!)

You'll be among the first to receive WLR newsletters, meeting agendas, and any urgent news. Printing to paper and using snail mail costs both time and community money – your dues!

If you don't already have an account, now is a great time to join the majority of WLR households who are in the know.

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## LANDSCAPING COMMITTEE

*Frank Prisco*

Our Q1 2012 improvements will be landscape enhancements at both bridges and further improvements to the entrance areas. We have 14, 45 Gallon Natchez White Crape Myrtles in our possession and are in the midst of choosing another 16 Oak Trees very similar to what we installed in March of 2011 along Lake Landing. These Oaks will

be truck-spaded in with a root ball in excess of 1500 pounds. We are also planning to selectively remove some of the weaker non performing River Birch trees and install the already purchased Natchez White Crape myrtles in their place.

Many thanks to the committee for a lot of hard work:

Frank Prisco (Committee Chair)  
Su Curley  
Johnnie Persons  
Rhonda Phillips  
Nicolas Arnao  
Fred Bergman  
Stephanie Eader

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### **SOCIAL COMMITTEE KUDOS!**

*Pete Bauer*

The League City Fire Department escorted none other than **Santa Claus** through WLR on Saturday Dec 17, much to the delight of children young and old. After Santa had passed out all the candy he had, a nice crowd of neighbors gathered at the community pool to socialize over yet more holiday goodies provided by our new Social Committee:

Heather Monteleone (*Committee & Welcoming Subcommittee Co-Chair*)  
Lisa Heifner (*Committee Co-Chair*)  
Cheryl "Dee" Stephens (*Welcoming Subcommittee Co-Chair*)  
Ginny Bergmann  
Charlotte Burns  
Molly Zolas, MD

Your recently appointed Social Committee is in the process of organizing a Welcoming Subcommittee ("Welcome Wagon") to show new WLR homeowners some good ol' fashioned Texas hospitality.

Additionally, we intend to hold WLR-sponsored quarterly social events, as well as act as a resource

and conduit of information for informal groups and clubs, like wine tasting, bunco, etc.

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### **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

Or

Email: [contact@wlrhome.com](mailto:contact@wlrhome.com)