

# Woodwind Lakes



It's all right here

October 2016

Volume 5, Issue 10

*Dear Aunt Rosie,*

*I've heard the Association makes a big deal about roof replacement. I've got that in front of me and need to know the details. ANONYMOUS*

Dear ANONYMOUS,

In this community, we all live under the same roof, so to speak. I mean with the color and all. Here's what you need to know. Submit a Roof Application (<http://woodwindlakes.us/>) and get approval before any work commences. The requirements for roofs are listed on the application.



*Dear Aunt Rosie,*

*There is a lady in my cul-de-sac who is running a hair styling business in her front parlor. At first it was just an avocation and we didn't mind so much. But as her business has grown, my neighbors, my family and I must negotiate a steady stream of customer cars in and out and parked in an already crowded cul-de-sac. Had I known that this was allowed I would never have purchased this home. ANONYMOUS*

Dear ANONYMOUS,

I'm sure that you can find many home offices and self-employed residents that run businesses from their home. Electronic communications have advanced rapidly and facilitated a work-from-home mentality. I feel that the BoD would not have a problem with people who work from their homes. But, if a business, or any activity becomes an annoyance or a nuisance, it should be reported to Sterling Management for confirmation. The Deed Restrictions say at Article X, Section 6, "No activity, whether for profit or not, which is not related to single-family residential purposes, shall be carried on upon any Lot, except on those Lots which may be designated by Declarant for use as sales offices, construction offices, and storage facilities for a period of time commensurate with home construction and sales within the Property. Except for this temporary use of selected Lots, no noxious or offensive activity of any sort shall be permitted, nor

*(Continued on Page 4)*



## Women's Club of Woodwind Lakes HOUSTON LIVESTOCK SHOW & RODEO CULTURAL & FINANCIAL IMPACT



Tuesday, October 18 at 10:00 am  
Windfern MUD Building  
Gessner @ Mauna Loa

For more information please contact:  
Marianne West (713 849-0364)  
Barbara Henderson (713 466-4893)  
Sharon Siebern (713 849-5596)  
Anne Martin (713 466-8502)  
Cindy Horn (972 998-8242)

## IMPORTANT CONTACTS

### BOARD OF DIRECTORS

President.....**Jonathan Marrs**  
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.....jimwalters7906@att.net  
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.....bdooley626@yahoo.com  
Secretary.....**Polly Looper**  
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Barbara Henderson.....texas.cats@sbcglobal.net  
Sharon Siebern.....s\_siebern@hotmail.com  
Cindy Horn .....cindy.d.horn@gmail.com

### OTHER USEFUL NUMBERS

#### Sterling Association Services, Inc.

.....servicedesk@sterlingasi.com, 832-678-4500  
6842 North Sam Houston Parkway W., Houston TX 77064  
Mailing Address - P.O. Box 38113, Houston TX 77238-8113

#### Association Manager

Ry Reid .....ry@sterlingasi.com

**Administrative Asst. - Teresa Flores**.....teresa@sterlingasi.com

**Call Before You Dig**.....1-800-DIG-TESS or 1-800-344-8377

**Pct. 4 Constable**.....281-376-3472

**Street Light Outage**.....713-207-2222

.....www.centerpointenergy.com - Have light number.

#### Texas Department of Public Safety Crime Service

.....http://records.txdps.state.tx.us

## UTILITIES

### SECTIONS 1, 2, 3

**WASTE MGT CUSTOMER SERVICE**.....713-686-6666  
Trash Pick-up is Tuesday and Friday.

### Water/Sewer Issues, all Sections: 281-807-9500

### M.U.D. #261 BOARD SECTIONS 1, 2 & 3

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.....713-333-6411  
Jason Vanloo (05.14.20)..... Vice President  
.....281-236-6419  
John Oyen (05.14.20)..... Secretary  
.....713-446-3959  
Larry Goldberg (05.12.18)..... Director  
.....713-824-5499  
Milt Dooley (05.14.20)..... Director  
.....

**M.U.D. 261** ..... www.HCMUD261.com

### SECTION 4 VILLAGE OF WOODWIND LAKES

Royal Disposal & Recycle, P.O. Box 160, Fulshear TX 77441  
P. - 713-526-1536 | F. - 281-346-2961 | royaldisposal@comcast.net  
Trash pick-up for Section 4 only, is on Wednesday and Saturday  
including curbside recycling every Saturday.  
TOPS Water, Eric Martin (713) 822-8389

### USEFUL LINKS

WL Website.....http://woodwindlakes.us/  
Sec 1, 2 and 3 Utility.....  
.....http://hcmud261.com/HCMUD261/Index.htm  
Section 4 Utility ..... http://www.wfud.org/  
Social Media .. https://woodwindlakes.nextdoor.com/news\_feed/  
Newsletter .....http://www.peelinc.com/  
Sec 4 Gate (ICS) .....

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## ARTICLE INFO

The *Woodwind Lakes Newsletter* is mailed monthly to all Woodwind Lakes residents. Residents, community groups, churches, etc. are welcome to submit information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for consideration please email it to [Lynn.Collins@garygreene.com](mailto:Lynn.Collins@garygreene.com). The deadline is the 7th of the month prior to the issue.



# Texas National Night Out Tuesday, October 4

National Night Out is an annual community-building campaign that promotes neighborhood camaraderie to make our neighborhoods safer, better places to live.

On Tuesday, October 4 from 5-8pm, all Woodwind Lakes Residents are invited to the WWL Pavilion at 7523 Allegro Dr. for a neighborhood mixer. Adults can meet neighbors while the kids throw a football or play on the playground. Bring lawn chairs and a beverage of choice and visit in the shade of the trees or under the pavilion. If you'd like to purchase dinner, several food trucks will be on-site to make your evening easy and worry-free. Menus will be posted on the Nextdoor.com website. We hope to see everyone there!

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# Lynn Collins

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# Woodwind Lakes

(Continued from Cover)

shall anything be done, on any portion of the Properties which may be or become an annoyance or nuisance to the neighborhood.”

Report the address to Sterling and let them take a look at the situation.

*Dear Aunt Rosie,*

*We just moved here and getting to know the place. It really is a nice neighborhood and we have made so many new friends. I've been reading your letters and although I've learned a lot, I confused about how it all works. This is our first home in a controlled neighborhood. ANONYMOUS*

Dear ANONYMOUS,

Welcome to the neighborhood, I'm so glad you like it. I'll try to explain things as best I can. It all started when the developers built this neighborhood. Under Texas law, they established a Declaration of Covenants, Conditions and Restrictions. We just say Deed Restrictions. All buyers in the development get a copy at closing and sign a pledge to comply with the community restrictions. Also created at that time were the Bylaws. This document sets forth the duties and powers of elected Directors to the governing Board. Directors are elected at the annual Homeowners Meeting. Their two year terms of office are staggered so that three terms come to an end in one year and two terms come to an end in the next year. Generally speaking, the Board of Directors, we say BoD, hires attorneys, contractors, management companies, auditors, sets the operating budget, enforces the Deed Restrictions and makes disposition of issues that arise from Homeowners who attend the monthly meetings. One of their duties is to appoint committee members to an Architectural Control Committee, we just say ACC.

The ACC promulgates guidelines and approves or disapproves applications from residents to make Exterior Modifications. If an application for Exterior Modification is denied, the Homeowner can appeal the decision to the BoD.

The Management Company (Sterling) is hired by the BoD to do the accounting, keep records, a myriad of administrative work, and to inspect the community. They make a drive-by every two weeks and note discrepancies. If you leave your trash can out too long, they send you a letter. You know the drill.

The Municipal Utility District (MUD) is a quasi-governmental organization that provides water, sewer and garbage collection and is responsible to see that our rain water detention ponds are operational (not the fountains) so the water goes in and out and the integrity of the slopes. The MUD for Section 4 is Windfern Forrest Utility District (WFUD) and MUD #261 services Sections 1,2,3. Presently both MUD Boards use the same contractor (TOPS) for water/sewer maintenance.

Simple, no?

## Notes from the HOA Board

The HOA Board would like to share with the community some changes that have taken place. Hopefully this will help clarify some of the questions.

### HOA BOARD:

- As previously reported, Ray Pavia abruptly resigned as President.
- Jonathan Marrs was elected as the new President.
- Mendi Strnadell was appointed by the Board to fill the remaining time of Ray Pavia's term.

### GROUNDS COMMITTEE:

- Ray Pavia resigned as Committee Chairman
- Jay Michaels was elected by the GC members to be the new Chairman

### STERLING:

- Ry Reid has been assigned as our new manager and the Board is very pleased

### OTHER:

- Fourth of July Parade was not held due to lack of volunteers to organize.
- In Section 4, the cameras at the entrances were replaced and the gates repaired.
- Fountains – ongoing process of repairing and replacing.
- Sinkholes are being analyzed to determine the proper method for repairs.
- Ducks - Process is ongoing. Lake 3 in Section 4 has been greatly improved and some Mallards have returned. We will continue the process on Lakes 1 and 2. Then, we can start bringing Mallards and other native ducks back to the lakes.

The Board has been focusing on improving communications, reviewing guidelines and processes to ensure clarity with the residents. Ongoing beautification of our community is a priority.

## BUSINESS CLASSIFIEDS

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## 4 Spices with Surprising Health Benefits

When it comes to adding flavor to your favorite meals, there's more to seasoning than salt and pepper alone. There's a whole world of spices out there that can take your cooking game to the next level and offer some surprising health benefits along the way.

Spice up your meals with these top picks that are as healthy as they are versatile.

### 1) Oregano

Fun fact: One teaspoon of oregano has the same amount of antioxidants as three cups of spinach. This healthy herb also contains potassium, zinc, iron, protein, calcium, magnesium, and fiber.

Try it: Add a few pinches of oregano to a dish of melted butter. Brush it on fresh-baked dinner rolls for a flavorful finish.

### 2) Cinnamon

Sure, it's a tasty addition to all-things sugary and sweet, but did you know that cinnamon can help reduce blood sugar levels? Plus, it's been shown to help improve brain function, promote better heart health, and even protect against diabetes.

Try it: Top baked sweet potatoes with a dash of cinnamon and nutmeg. These two spices pair well together and their woody aromas make them top picks for holiday dishes.

### 3) Nutmeg

Speaking of nutmeg, did you know that this spice can help prevent cavities? It can also naturally detox the body, improve digestive health, and reduce inflammation and pain.

Try it: Sprinkle a pinch of nutmeg onto your morning bowl of oatmeal and pair it with your favorite fresh fruits.

### 4) Cumin

One tablespoon of this spice contains 20% of your daily iron, which plays a big role in carrying oxygen to all of your cells. It can also boost your brainpower and keep your immune system in tip-top shape.

Try it: Add a dash of cumin to your next batch of chili. It will add a hint of spice without turning up the heat.

*Donna Kelly-Konopka*

## Adult Pool and Pavilion

Isn't it grand that we have wonderful recreation facilities here in Woodwind Lakes? It's nice to pass by the Tennis Courts, Pavilion and Adult Pool and see them being utilized by many residents. The Adult Pool looks better than ever especially with our bright, new furniture... Isn't it inviting? If you need the code for gates for the Adult Pool, Pavilion, and Tennis Courts contact Sterling. If you need a Key to the Adult Pool and bathrooms, contact Donna Jackson. Please make sure that all doors and gates are closed when you leave.

Donna Jackson

## GINGERBREAD VILLAGE HOLIDAY MARKET

The Ladies Auxiliary from St. Elizabeth Ann Seton Catholic Church will be holding their 24th annual Gingerbread Village Holiday Market craft show. It will be held from 9 A. M. to 4 P. M. on October 29, 2016. The location is 6646 Addicks-Satsuma Road, Houston, TX. It is between FM 529 and West Little York in the Highway 6 area. Shop for Arts, Crafts, Specialty Foods and more. A bake sale will be held and lunch will be available for purchase. The admission is FREE!

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## 6 Steps to Resell Your Designer Items, DIY

Have you wondered what it takes to resell your upscale, designer goods online? It's an interesting question to ask ourselves at minimum once a year. Either way, you know its time, when you start to feel the itch to visit the fabulous Container Store in search for new space-saving hangers, a handbag organizer, or even a new shoe stand.

Worse yet, your husband asks you to give him back his hangers. You know...the ones you have been slowly sneaking out of his microscopic section of the closet. Or he desperately begins to search all over the house, again, for his favorite Chucks. You just don't have the heart to tell him you threw them out three years ago. You want to make it up to him with a designer brand, but you don't have the space or discretionary funds. It's time to make some extra money from cleaning out your closet.

Ok, so you've decided to give this project a try. How will you actually make it happen, DIY-style? Here are 6 easy steps to get motivated and more importantly: Execute!

### Step 1: Scope Your Closet for "Resting" Designer Items

You and I know how much those cute Prada pumps cost you and how much you loved them the two or three times you had an occasion to wear them. They're so gently used, they look new. It's breaking your heart to consider it (I know), but it's been 5 years and they're "resting" quietly in their posh shoebox, in that remote corner of your shoe stand, desperate for fresh air. Give them a lifeline; a new home.

And that's not your only item. You know where they are... those designer handbags, shoes, sunglasses, scarves; items that sell amazingly well on eBay or other online resellers. Millions of buyers search eBay for items like yours, looking for designer bargains, every hour, on the hour. And when I say "bargain," I don't mean cheap, I mean a fairly reasonable resale value. Some nice change for those organizers, your husband's new shoes, or to donate to charity (maybe all three).

Ok, so you have selected the items you want to sell, now what?

### Step 2: Create a Personal eBay Seller Account

This step is fairly intuitive. eBay has a friendly user-interface and tons of educational content, but I'll provide you a brief overview to clarify some frequently asked questions (Ones that I also had). Whatever you do, don't fumble around with the numerous links on eBay. Go straight to work:

Select the "Register" tab on eBay's Home Page

Start with a personal account. Once you gain experience you may consider opening a business account.

Think of a catchy nickname. This is especially important if you might sell with certain frequency; I chose, Fashion Reloved, a suitable name for the types of items I sell online. It's worked out wonders for me. Begin by listing a few fast-selling items maybe on the lower priced end and just try to sell them. You'll go through the experience, develop your proof of concept, and also secure customers, gain positive feedback and attain ratings to show you are a responsible seller.

Make sure you highlight your product's best features with familiar

search terms in order to draw the most traffic: "NWT - New with tags", Prada, Worn once / 2 times, mention retail price. Sometimes including the shipping in the price as in listing the item with free shipping will attract more traffic to the item.

Now you are ready to post images and descriptions. You may be asking yourself, "Ok, but from where, how, what do I say? Don't worry. Read on, I've got it covered!

### Step 3: Channel Your Inner Photographer

In the Resale World, Photography is King! Great images will sell your product quickly, for top-dollar. Take very detailed photographs of your item. Depending on your commitment to reselling, I recommend either investing in small photography studio items for your home or renting space at a local photography studio (it can be quite inexpensive). This will ensure controlled lighting, closeup details, and overall quality. You'll also need a professional camera. If you're going to sell only intermittently, an iPhone camera, may do. Make sure you take images from different angles and be transparent in showing any nicks or imperfections; honesty is always the best sellers policy.

For example: if you are selling a handbag, you will need to take a picture from each angle including its corners, the inside, the handles, the closure, pockets and don't forget the bottom (it usually shows the most wear). For clothing, it helps to have a mannequin or a friend, willing to model the clothes. For a fun, outdoor photoshoot, the best lighting is either after sunrise and right before sunset. Be creative and resourceful. Look at your favorite Instagram images or Pinterest pins as a way to spark ideas.

You don't have to be professional photographer, but the key is in the details. That is why the next step is very important.

### Step 4: Paint a "Literal" Picture

Photography is must, but don't skimp on the product description. It's very important to be as thorough as possible. You may want to include information such as, when the item was purchased and where; what comes with the item, such as an authenticity card, dust bag, original packaging, accessories; and don't forget the measurements. Take a little time to research websites that sell a similar designer item, it will help you tremendously to write your descriptions. Generate trust by being transparent; point out the good, the bad, and the ugly. Buyers prefer brutal honesty.

### Step 5: Ship with Love

Once the item sells and the payment is made, find a nice quality box and package the item carefully, with appropriate cushioning or bubble wrap to avoid damage during shipping. For items weighing less than 16 ounces, the post office is the most efficient option to ship and they have nice boxes, insurance, and tracking. On more valuable items, Fedex or UPS will be the way to go. Make sure you pay for adequate insurance. Depending on the item's price tag, you may offer free or discounted standard shipping for multiple items purchased.

*(Continued on Page 7)*

(Continued from Page 6)

Step 6: Skip Steps 2 - 5 and Go Directly to Boardwalk

You may be too busy to try reselling DIY-style, but there is a shortcut that would save time, significantly: Contact a reseller. They are professionally set up to take care of steps 2-5 for you. The strongest pro is the time savings; the strongest con (maybe) is that you'll share the proceeds with your reseller.

For this step, you'll want to do some research on online resellers: check their reviews, credentials, and ask for references. Ask if they have an independent website (it shows the sellers commitment and inspires trust). Review their terms and conditions as well as their contracts and how much they will pay you. Compare your top candidates and make a selection.

Best Advice for Step 6: I recommend finding someone local to personally meet and interview, especially for very high-end, high price-tag products (LV, Hermes, Prada). If you are still doubtful or undecided, try each reseller out with one of your lower-scale designer items. There are trustworthy online resellers, especially ones with some longevity, testimonials, and serious traction on eBay, so don't be scared to try.

There are other options, like big-box online resellers, but they standardize their terms and may try to undercut your gains

significantly. And of course, brick-and-mortar secondhand or consignment stores are great, but with their overhead costs, they're likely be bound to offering you a lower cash payout and may not even be willing to take your item. This most often occurs with very high-ticket items that may not sell fast enough, attract theft risks, or constrain their cash flow.

Independent eBay resellers have more flexibility, lower theft risk, and typically only work on consignment. They can sometimes offer as high as 70% of the consignment selling price; granted, they may take a bit longer to sell your item, but they will personally work to sell it for top dollar. You'll additionally benefit from having face-to-face contact, have someone reliable to confidently refer to your friends and someone to count on in the future... For the next time you clean out your closet (or your husband's ;-)!

Magdalena Silva, Author. Owner at Fashion Reloved, LLC / Aspiring Photographer / Former Engineer / Grateful Austinite / Happy Mom. I look forward to reading and replying to your comments. I'm glad to help you make the best decision for your upscale items, determine pricing and lend a hand in vetting a reseller. Drop me an email at [service@fashionreloved.com](mailto:service@fashionreloved.com)

Thank you,  
Magdalena

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