

Trail Writer

The official publication of the Winchester Trails
Maintenance Association

August/September 2018

Annual HOA Board Meeting rescheduled

New date: October 9th

If you are interested in running for a Board position, contact Liz Trapolino at 281.371.4154.

Update from the HOA Board

HOA & Elections Meeting Rescheduled

The next HOA meeting for October, which is also our Elections meeting is rescheduled to October 9th. This is due to a conflict with Texas National Night out. There are more details available on NNO at the end of this article. If you are interested in running for a Board position, contact Liz Trapolino at 281.371.4154. Inframark's office number is 281.870.0585. Liz's email is Liz.Trapolino@inframark.com

August Meeting

August meeting had over thirty residents. We were glad to see the large turnout.

Minturn Bash Party

In response to the multiple disruptive parties that have occurred at a Minturn residence, our attorney drafted a Cease & Desist letter that was hand-delivered to the Minturn owner on July 25th. As of the August HOA meeting, the Board has not been informed of any other parties taking place at the residence. The important thing stressed to Minturn residents is that if another party occurs, please call and have a Sheriff come out. The Sheriff's non-emergency number is 713.221.6000. The Sheriff will make a report and give you a card with the report number on it.

Street Parking

By far, our biggest problem is always street parking. Trailers and parking on both sides of the street make it difficult to get down our streets. Park trailers outside the Trails and other vehicles in your driveway. *Continued, page 3*

Upcoming events

August 2018

7 - Board Meeting 7 PM at the clubhouse
27 - First day of School
27 - MUD #9 Meeting 7 PM, District bldg.

4 - Pool closes
10 - Rosh Hashanah
18 - Yom Kippur

September 2018

1 - Pool open on weekends only 10 AM—9 PM
3 - Labor Day / CFISD Holiday

21 -22 - Community Garage Sale 8:00AM - 4:00PM
22 - Fall Begins
24 - MUD #9 Meeting 7 PM at the District bldg

COMMITTEE CHAIRS

Clubhouse Rentals

Ana Garza-Ibarra (voicemail returned w/in 24 hrs)
.....281-970-2087

Garage Sale

Diane Brinkmeyer garagesale@winchestertrails.com

Newsletter

Mary Gwynne newsletter@winchestertrails.com

Pool

Jim Lewandowski..... pool@winchestertrails.com

Security

Ron Matthews security@winchestertrails.com
832.878.1005

Social Committee

Opensocial@winchestertrails.com

Tennis Committee

Open tennis@winchestertrails.com

Website, Directory Editor, and eBlast

Melissa Zmerzlikardirectory@winchestertrails.com

Welcoming

Leah Fordham.....welcome@winchestertrails.com

Yard of the Month

Suzanne Queen yom@winchestertrails.com

MAINTENANCE ASSOCIATION DIRECTORS

Ian McCrory president@winchestertrails.com

Ron Matthews security@winchestertrails.com or 832.878.1005

Jim Lewandowski pool@winchestertrails.com

Paulette Laurant.....secretary@winchestertrails.com

Danette Isaacs treasurer@winchestertrails.com

MUD #9 OFFICERS

Kevin Ancell, President kancell@ancellenergy.com
281-894-6476

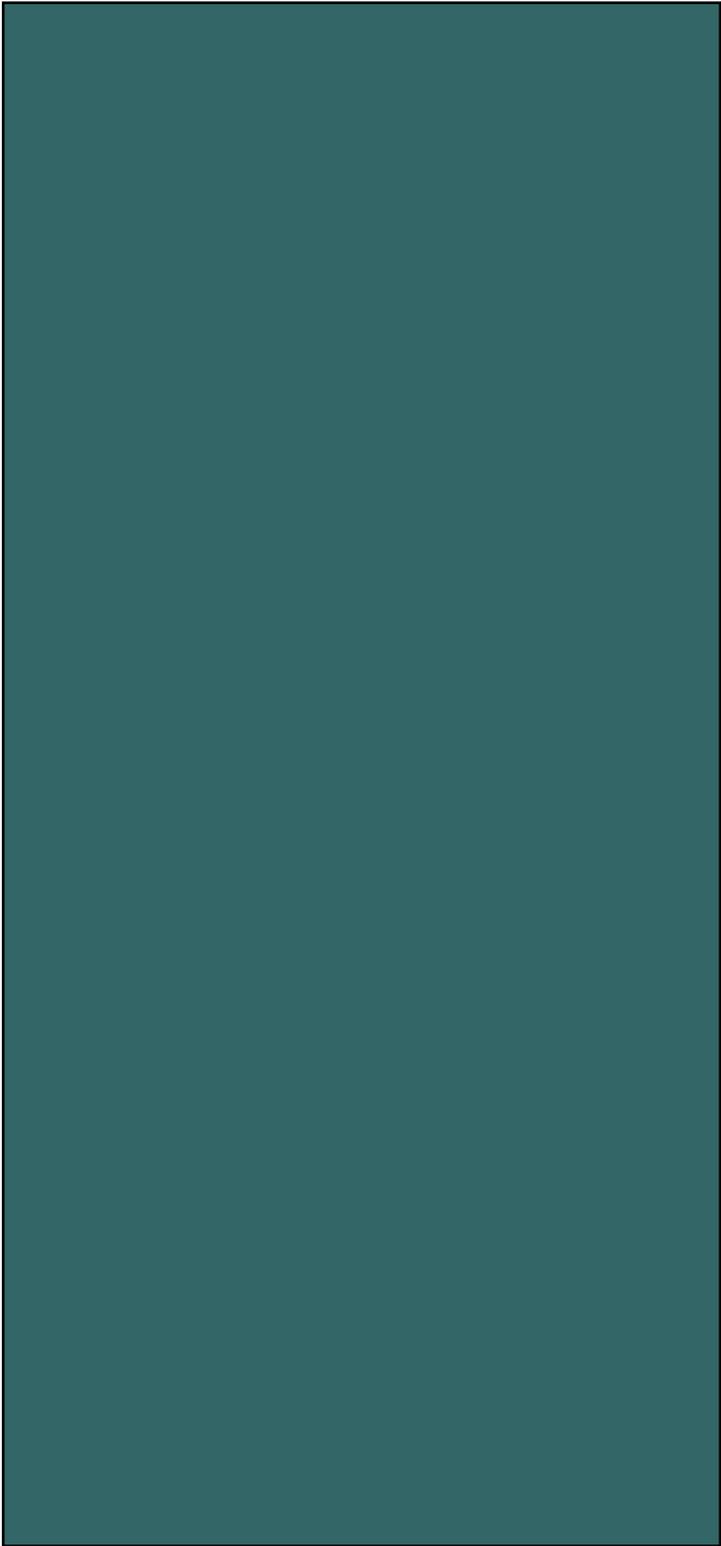
Wayne Wilcox, Vice President wwilcox2@comcast.net
281-894-6233

Jim Giese, Assistant Secretary james.giese@yahoo.com
281-890-5207

Steve Sheeran, Director steve.sheeran@outlook.com
281-312-7183

Sheriff (Non-emergency)713-221-6000

Inframark—PCMI (Trails mgmt.)281-870-0585



Do you or any of your neighbors need this newsletter to be delivered to your mailbox?

Call Mary Gwynne at 832-541-5697 to have your name and address added to the list of those receiving this newsletter in their mailboxes.

Board update, continued from page 1**MUD**

An FYI, and shout out to our MUD guys across the way. They are going to treat us to new volleyball poles and nets. We appreciate their support.

Security Update

Officer Mike Lee is coming back. Yeah! He will return to our streets on September 10th.

Pool

We got through our first summer with the new concrete and courts. No major problems except a few that miss the wading pool. We tried a small blow-up pool for awhile, but we don't have the traffic to maintain that option every day.

National Night Out

I have an email from the Sheriff's office regarding instructions for NNO. If any street decides to coordinate their NNO, the Sheriff's office will send out our Contract Sheriff. In addition, if you complete their request form by September 10th, you will receive materials (posters, pamphlets, etc.) to be distributed on your NNO. I have the form and will email it to any resident that decides to act as a NNO Coordinator. You can email me at security@winchestertrails.com.

Ron Matthews

WT Board

Yard of the Month



Rolando & Maria Cabrera
10314 Wagon Trail

Congratulations!

Green Thumb Corner

Be prepared to keep watering to maintain healthy grass if we have a dry spell in the August heat, and watch for the tell-tale signs of drought stress - often shown by patches of grass taking on a shiny, metallic, "brassy" appearance – and give the lawn a good soaking before it's too late. If you have any dead spots, or areas where Bermuda grass and opportunistic weeds have taken over from the St. Augustine, the best remedy is water and food. Healthy St. Augustine will choke out the weeds. Any stressed areas of grass are also more susceptible to chinch bug damage, so keep up the six-weekly application of granular pesticide. This year I haven't yet seen any evidence of the sod webworms that decimated large areas of grass the last two years, but keep your eyes open for the tell-tale sign: swarms of small moths flying up from ground level as you walk across the grass or run the mower. It may require a few repeated treatments of pesticide to eradicate the pest, and make sure that you water it in well, which is doubly important if you decide to apply a light feeding of 15-5-10; the grass can "burn" very easily in this heat.

If you've been out of town on vacation it's disheartening to get back and find a heavy load of "catch-up" yard work awaiting your return, and the oppressive heat and humidity of August don't exactly encourage you to get back to work again. As usual, try to work in the relative cool of the early morning or evening, and remember to cover up during the day to avoid sunburn. Thankfully, September is just around the corner, bringing the first hints of cooler weather and making the yard work more of a pleasure and less of a chore.

Clean up the beds, removing fallen foliage, yellowed leaves and dead wood, and cut off any faded blossoms. Removal of seed pods from crape myrtles will prolong the flowering period. Cut back those "leggy" annuals to encourage fresh growth and new blooms; this works particularly well on begonias and impatiens. Dahlias should be cut back after the first crop, leaving about half the growth.

Water azaleas regularly and deeply. They are setting buds now and if they have not bloomed well in the past, check overhead to see that they are receiving some sunlight during the months of July and August. Azaleas don't like too much direct sun, preferring it to be filtered through a high canopy of trees, but they need enough to promote bud formation. Don't be tempted to feed - May was the last month to fertilize azaleas. Light green leaves (particularly if the veins stand out) may signify chlorosis (lack of iron). On the other hand, this month is the appropriate time for feeding chrysanthemums to promote fall blooms. Continue pinching back tip growth to encourage compact shape and more flower buds.

Summer rose care consists of pruning, light applications of a high-nitrogen fertilizer to encourage fall growth, a regular pest/fungus spray program every ten to fifteen days, plenty of water and a good layer of mulch. As cool weather approaches, water in the morning to reduce the possibility of black spot and mildew.

If you like to grow your own bedding plants from seed, this is the traditional month to sow seeds in flats for fall and spring bloomers, and many perennials can be sown now for flowering next year. And don't forget that you can sow bluebonnet seeds directly on the ground anytime from July to the end of the year.

In the vegetable garden we've finished canning or freezing the last of the tomatoes, and the squash plants have withered in the heat - only the peppers, okra and eggplant are still producing, so it's time to start over again for the fall garden. August and September are the months to think about transplanting broccoli, cauliflower, brussels sprouts and tomatoes; plant seeds for beans and squash (last chance for this year) and rutabaga. September is a good time to seed other root crops like carrots, beets, onions, leeks, turnips and radishes.

Phil Richards

Prich8935@aol.com

Report of the Winchester Country Trails Maintenance Association, Inc. Board of Directors Meeting August 7, 2018

Quorum was established; meeting was called to order at 7:00 pm., the President being in the chair and the Secretary being present as well as Liz Trapolino, our Manager with Inframark. The minutes of the June 2018 meeting were approved.

Homeowner Forum: Residents expressed their concerns with regard to a home that was “day leased” through Air B&B where parties with large numbers of persons were in attendance. The board shared with residents that it has been in conversation with our attorney to get counsel as to the best steps to take to resolve this situation. A Cease and Desist letter has been sent to the homeowner.

An issue of street parking was also discussed where the school bus cannot pass through. Our patrol deputy will look into that issue. Cypress Fairbanks ISD bus transportation department will be contacted in this matter. A parked trailer issue was also discussed. Additional documentation needs to be provided to Inframark concerning this issue so that appropriate steps can be taken to resolve it.

Amanda Dunn, one of our community Girl Scouts introduced Little Free Library - Take A Book - Share A Book project on which she is working for our Trails community at large. The concept is a free standing structure where a resident can donate a book(s) as well as take a book(s) to read. The structure would be positioned on the grounds near the clubhouse easily assessable to all residents. The board will review the packet she distributed to determine how best to support this worthy idea.

Reports:

Security: Officer Seymore reported that our neighborhood is very quiet. Regarding parties, he noted that unless criminal activities or trespassing occurs, all matters are civil and there is little he can enforce. He stressed to residents any time there is an issue or concern, they should call the non-emergency number to report it immediately. Regarding parking, he noted that public street parking is legal, no matter how many cars are parked. Unless driveways or streets are blocked, the roadway is public. Non-Emergency number is 713.221.6000

Website: Our old website (www.winchestertrails.com) is being merged into TownSquare. It will be transparent to the user.

Landscaping: The last sod was laid along the sidewalks. Additional sprinklers are being considered to cover other areas around the clubhouse/park. MUD 9 is redoing the park benches, cleaning the fences that back up to the park area and installing net volleyball nets and posts.

Social: Ronnie and Mitzie Costello did a great job planning our 2018 Fourth of July event. It was a big success! They will chair our 2018 Holidays in The Trails in December.

Newsletter: No Report

Pool: Conversations are ongoing to have our Swim Team use the Trails pool for practice in addition to the Winchester Country pool. If private pool parties want to be booked, residents must contact A Beautiful Pool for details and bookings.

Tennis: Tennis Courts Project completed

Welcome: No report.

Financial: We are in good standing financially. The board will be working on the 2019 budget in September.

Clubhouse: No Report
Adjourn 8:35pm



Neighbors, it's almost time for the Winchester Trails Fall Garage Sale.

Saturday, September 22nd

8:00 AM to 4:00 PM

We are advertising the garage sale on NextDoor, Townsquare, the Neighborhood eblast, and the Winchester Trails Facebook page.

For more information, contact Diane Brinkmeyer at garagesale@winchestertrails.com.



The Fall Festival is coming!

Saturday, October 6th 10 AM to 8 PM
St. Maximilian Kolbe Catholic Church
10135 West Road

Rides, petting zoo, games, auction, fun foods and bingo!

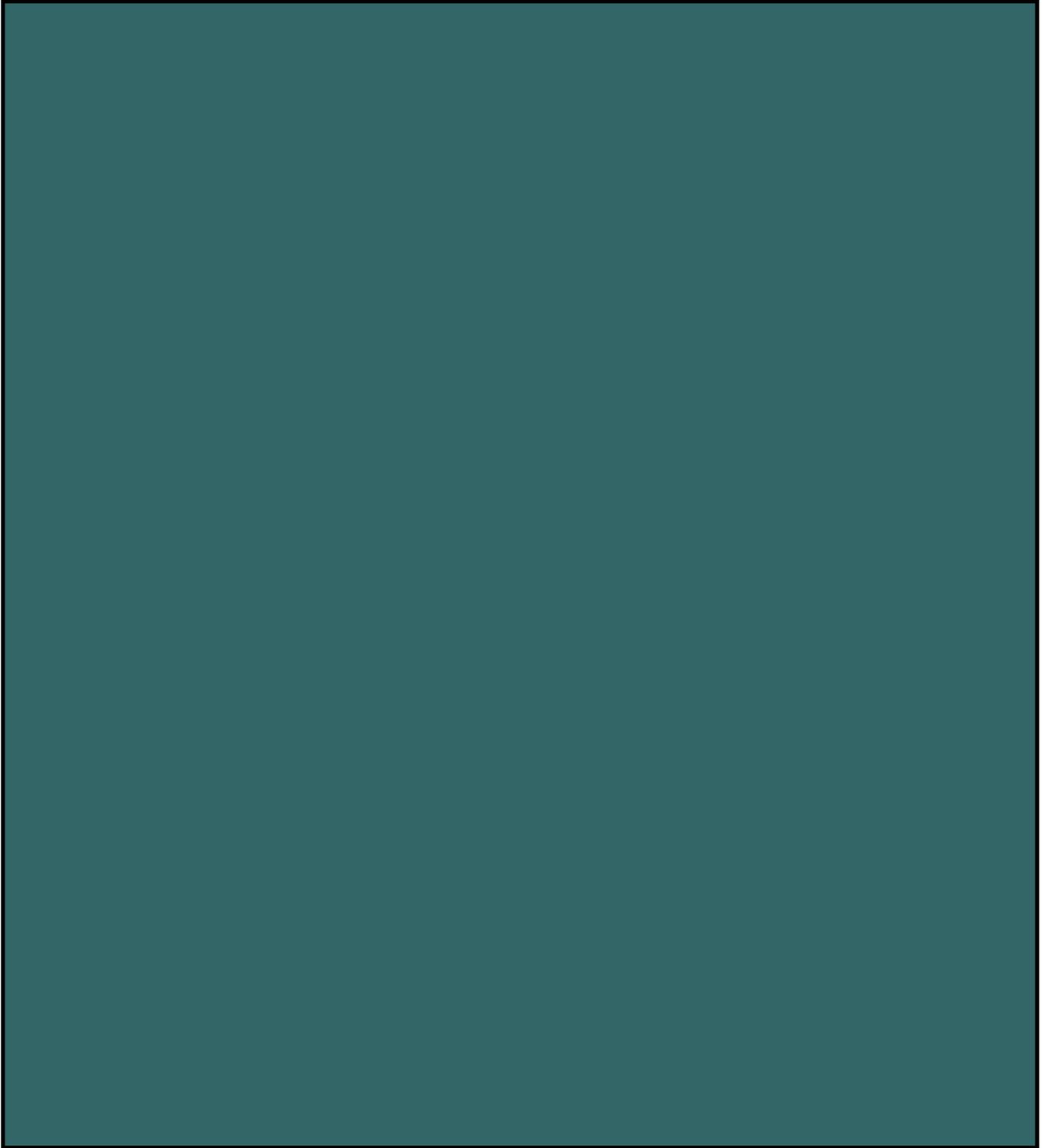
For more information, visit
<https://www.stmaximilian.org/fall-festival>

Booth sponsorships are available!
For more information, contact Nancy Reece at ngr_77095@yahoo.com or 832-542-2449.

Crafters and Vendors are invited!
For more information, contact Lara Cheves at laracheves@att.net or 713-906-4101.

New Winchester Trails Representative from Inframark

Liz Trapolino took over management of Winchester Country Trails in March 2018 when Barbara Riley, our manager for many years, retired. Ms. Trapolino comes to us with more than 15 years in the homeowner association management industry and holds both CMCA and AMS certifications. While Ms. Trapolino plays many roles in managing our association and works at the direction of the Board of Directors, she and the staff at Inframark are always available to assist homeowners and to answer any questions and/or concerns. You may contact Ms. Trapolino at 281-371-4154 (direct phone & voicemail) or email at liz.trapolino@inframark.com. Casandra Sadberry is Ms. Trapolino's assistant and can be reached at 281-504-1349 or casandra.sadberry@inframark.com. You may also contact the Customer Care Department at 281-870-0585 or customer care@inframark.com.



New website for Winchester Trails — Townsquare

Winchester Trails now has a new website! The Winchester Country Trails Maintenance Association has partnered with PCMI to bring a subdivision website solution to the Trails. The new website is named Townsquare, and it is developed by Nabr Network.

Townsquare is designed with features required for an official subdivision website. Listed below are just some of the features for residents:

- Receive important Winchester Trails news
- Post neighborhood news, alerts, etc.
- Start a community group of your own (study groups, mother's group, etc)
- View the resident address directory, view sub-groups (i.e. Board, Committees, etc.)
- Privately view status of your HOA account
- View community calendar
- Report a lost or found pet
- Post items for sale or giveaway in the specific Classified section

Register online using the instructions below.

Your Board wants to do everything it can to make this a positive experience and valuable tool for our subdivision. With emphasis on communications, please help us achieve that goal. We are working hard towards a two-way street, where everyone gets an opportunity to discuss and promote ideas. Come be a part of that and make our neighborhood a wonderful place to live.

Winchester Trails Board of Directors

Registering for the Townsquare website

1. Visit <https://winchestercountrytrails.nabrnetwork.com>.
2. In the top right of the page, above the Severn Trent logo, click **Login**.
3. In the TownSquare dialog that appears, click **Need to register?**
4. Follow the prompts.

You can provide either your HOA account number or your first and last name as it appears in the HOA documents/deed. After the system verifies that you reside in Winchester Trails, you receive an email with login credentials.

If you need any assistance registering, you can visit https://townsquare.nabrnetwork.com/connect_support.php.

For other questions or help, you may contact security@winchestertrails.com or any other board member for assistance.



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