

# Trail Writer

The official publication of the Winchester Trails  
Maintenance Association

March/April 2019

## Neighborhood-wide garage sale!

Friday, April 12 and Saturday, April 13  
8 AM — 4 PM

## Swimming pool opens in May!

Get your pool access cards and the  
pool schedule.

See pages 3 and 4 for more information.

### *Winchester Trails Easter Celebration*

Winchester Trails Playground/Clubhouse  
Saturday, April 20th  
Time: To be determined

Watch for emails with more information.

Come join your neighbors for some Easter fun!



## Upcoming events

### March 2019

- 5 - Happy Mardi Gras!
- 6 - Ash Wednesday
- 10 - Daylight Saving Time begins
- 11 - 15 - CFISD Student Holiday
- 17 - St. Patrick's Day
- 20 - First day of Spring
- 25 - MUD #9 Meeting 7 PM at the District bldg

### April 2019

- 1 - April Fool's Day
- 2 - Board Meeting 7 PM
- 12 - 13 - Community Garage Sale 8:00AM - 4:00PM
- 19 - Good Friday / CFISD Student Holiday
- 20—Trails Easter Celebration
- 21 - Easter
- 22 - Earth Day; also, MUD #9 Meeting 7 PM
- 27th - Community pool card registration at the pool (11:00AM - 1:00PM)

COMMITTEE CHAIRS

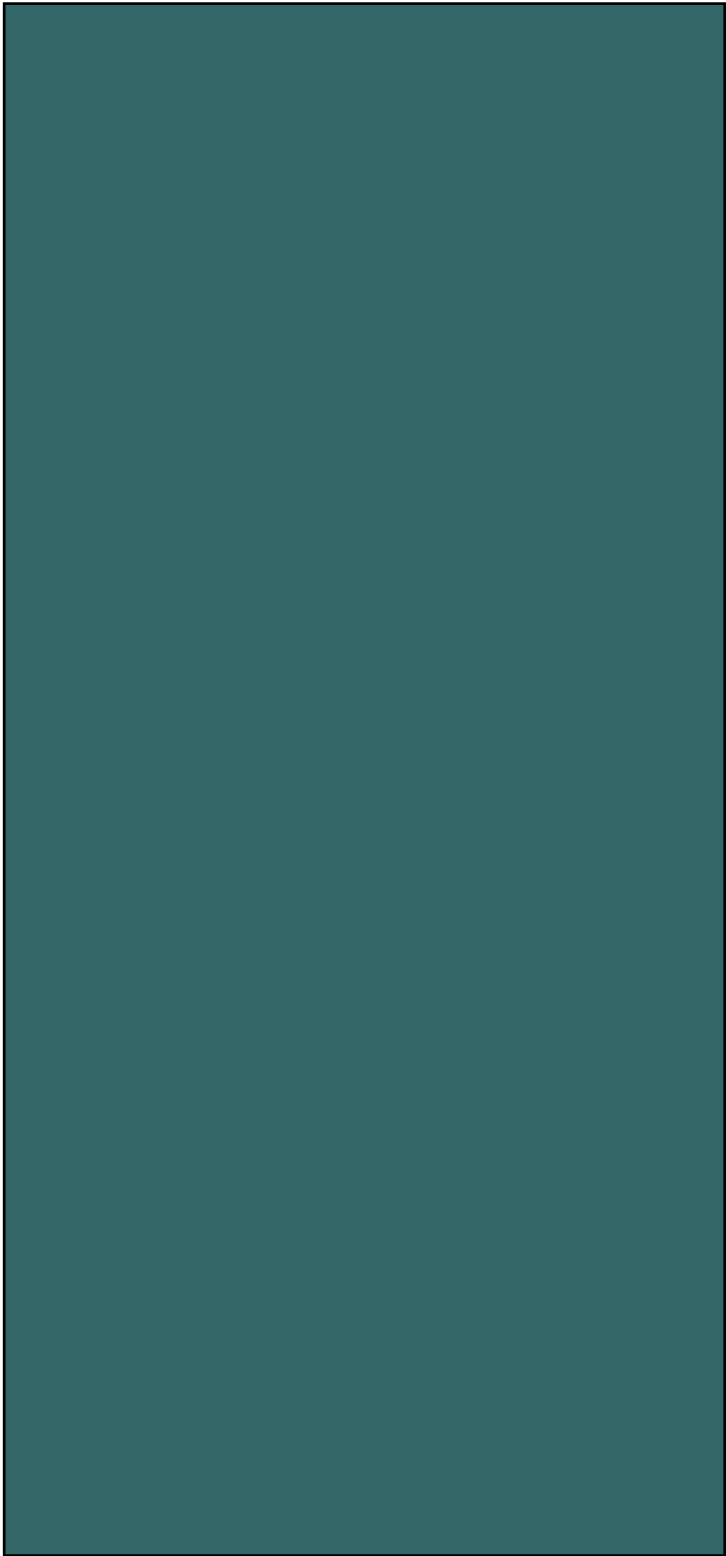
- Clubhouse Rentals  
Open (voicemail returned w/in 24 hrs )  
.....281-970-2087
- Garage Sale  
Diane Brinkmeyer ..... garagesale@winchestertrails.com
- Newsletter  
Mary Gwynne ..... newsletter@winchestertrails.com
- Pool  
Jim Lewandowski..... pool@winchestertrails.com
- Security  
Jim Lewandowski ..... security@winchestertrails.com
- Social Committee  
Open .....social@winchestertrails.com
- Tennis Committee  
Tom Mace..... tennis@winchestertrails.com
- Website, Directory Editor, and eBlast  
Melissa Zmerzlikar .....directory@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
- Jim Lewandowski ..... security@winchestertrails.com
- Tom Mace..... tennis@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.

**Winchester Country Trails Maintenance Assoc., Inc.**  
 2002 W. Grand Pkwy North, Suite 100  
 Katy, Texas 77449  
 (281) 870-0585 Inframark

To: Residents of Winchester Country Trails

Date: Jan 18, 2019

Re: **2019 Swim Season**

From: Pool Committee

**2019 POOL/TENNIS ACCESS CARD REGISTRATION DAY IS SATURDAY, APRIL 27th.**  
**PURCHASE HOURS: 11:00 am - 1:00 pm at the Clubhouse. Checks only.**

**If you have a card from last year, and your association dues are paid, you do not need to purchase a new card.**

Your community **pool opens Saturday, May 4, 2019**. Final swim day will be **Monday, September 2, 2019**. Registration forms will be mailed to each home. A pool/tennis access card must be purchased (one time) for each household. Each registration form must have **TWO Emergency Telephone Numbers**. Finally, **homeowners MUST BE CURRENT on maintenance fees** to purchase pool/tennis access cards. Maintenance fees cannot be paid on Card Days.

**After Saturday, April 27th, cards are available "BY MAIL ONLY" and may take 5 - 10 business days to deliver via postal. Pool/tennis cards are \$11.00/household and \$26.00/household for replacement cards.**

**POOL HOURS OF OPERATION**

**May 4 through May 27 Weekends Only**

Saturday 10:00 am to 9:00 pm

Sunday 12:00 pm to 8:00 pm

**May 27**

Monday (open Memorial Day) 10:00 am to 9:00 pm

**May 31 through August 25 Standard Weekly Hours**

**Monday CLOSED FOR CLEANING**

Tuesday thru Friday 10:00 am to 9:00 pm

Saturday 10:00 am to 9:00 pm

Sunday 12:00 pm to 8:00 pm

**August 31 through September 2 Weekends Only**

Saturday 12:00 pm to 8:00 pm

Sunday 12:00 pm to 8:00 pm

**Sept 2** Monday (open Labor Day) 12:00 pm to 8:00 pm

**POOL SEASON CLOSED TUESDAY, SEPTEMBER 3, 2019**

**All pool parties of any type MUST be scheduled through the Board.**  
**Please contact Lone Star Pool Mgmt for swim lessons.**

The following qualifications must be met in order to use the facilities:

Must have pool/tennis access card.

Must be a Trails resident or the guest of a resident with member, up to 6 members/guests per pool card, larger groups at discretion of life guard.

Must be current on annual maintenance fees and in compliance with Deed Restrictions.

All swimmers will abide by lifeguard's instructions. Lifeguards have approval to remove residents/guests.

Residents must contact a Board member to reinstate a resident. Guests are not reinstated.

Everyone needs to be responsible for picking up their trash, shoes, clothes and swim toys. We do not keep toys.

If you have a question about your maintenance fee call Inframark at (281) 870-0585. All fees must be paid by April 27th, in order purchase access cards. Pool volunteers cannot verify or answer maintenance fee questions. LOST ACCESS CARDS must be replaced at the owner's expense, \$25.00/household on card day or \$26.00/household when mailed to Inframark.

Residents can submit registration forms through the postal service to Inframark @ 2002 West Grand Parkway North, Suite 100, Katy, TX 77449, along with a one-time access card purchase of \$11.00/household, or \$26.00/household for replacement cards (checks only). **Mail-in purchases take 5-10 business days so MAIL EARLY!** For pool questions, contact the pool committee o email address listed below.

Registration Form and Pool Schedule can be downloaded from [www.winchestertrails.com](http://www.winchestertrails.com).

[pool@winchestertrails.com](mailto:pool@winchestertrails.com)

Mail form with check for \$11 (new card) or \$26 (replacement card)

**BY MAIL:**

**Inframark**  
 2002 W Grand Pkwy North, Ste 100  
 Katy, TX 77449

Card Number Issued:

\_\_\_\_\_

**WINCHESTER COUNTRY TRAILS MAINTENANCE ASSOCIATION, INC.**

Date: \_\_\_\_\_

Please complete the appropriate information listed below. **Bring this form with you along with a CHECK for a one-time fee of \$10/household or \$25/household replacement fee to the Pool/Tennis Access Card registration day on April 27th from 11am to 1pm. Cards will be available by MAIL thereafter & will take 5 to 10 days to receive. Inframark does not offer card pickup from their office.**

Pool/tennis access cards will be issued to all property owners who have returned this form and have:

**"PAID ALL MAINTENANCE FEES AND ANY ACCRUED INTEREST IN FULL" (in advance of card day)**

**RENTERS ONLY - FOLLOW "RENTERS CLAUSE" AT THE BOTTOM OF THIS PAGE.**

**LIST FULL TIME RESIDENTS ONLY:**

Last Name \_\_\_\_\_ Spouse \_\_\_\_\_

Street address \_\_\_\_\_ Email \_\_\_\_\_

Phone/Cell \_\_\_\_\_ Phone/Cell \_\_\_\_\_

\*Emergency Contact \_\_\_\_\_ Phone/Cell \_\_\_\_\_

Check this box if you want your email address in the Trails directory.

Check this box if you want to participate in the neighborhood notices.

**NOTE: CHILDREN TEN YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT.**

Children's Names \_\_\_\_\_ \*\*Birth Date IF UNDER 18 yrs \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OTHER FULL TIME RESIDENTS (\*\*AGE IF UNDER 18 yrs) Name:**

\_\_\_\_\_

\_\_\_\_\_

**"RENTERS CLAUSE"– REQUIRED AUTHORIZATION: IF YOU ARE RENTING PLEASE INDICATE PROPERTY OWNERS NAME AND ADDRESS BELOW AND PROVIDE WRITTEN NOTIFICATION FROM OWNER THAT YOU ARE THE TENANT AND YOU HAVE PERMISSION TO USE THE RECREATIONAL FACILITIES.**

Owners Name \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_

*All information above is for Winchester Trails exclusively.  
 Confidential – not for outside distribution.*

## Meeting notes from the Winchester Country Trails Maintenance Association, Inc.

### Annual Meeting—October 9, 2018

Quorum was established; meeting was called to order at 7:10 pm. Paulette Laurant, Secretary, presided. Board members Jim Lewandowski, Danette Isaacs, and Paulette Laurant were introduced along with Liz Trapolina, Manager and Cassandra Sadberry with Inframark.

Paulette welcomed Tom Mace and Karl Smith, candidates running for a position on the board to complete Ron Matthew's board position. Each gentleman gave a short introduction of himself and why he wanted to serve on the board.

#### **Reports:**

**Security:** Officer Lee gave his presentation on the new reporting system effective September 10, 2018. He also noted that we are a safe community even though incident reports show up in our community because they were reported from The Trails yet occurred elsewhere.

**Election of 3 Board Members:** Paulette opened the floor for written nominees from the floor for any of the three board seats. There were no nominations from the floor. The motion to close nominations was moved and seconded. Danette Isaacs and Paulette Laurant, incumbents and Tom Mace, who ran to fill the board position of retiring board member Ron Matthews were elected; Paulette and Danette elected for a 3 year term, Tom Mace for a 2 year term. Vote was by acclamation.

**Financial:** Financial report was given by Danette Isaacs on behalf of Liz Trapolina. The motion to approve the 2019 proposed budget was approved with no oppositions.

**New Business:** Trash pickup was brought by residents. It was noted by the board that back door trash pickup is still in effect. Also, there was discussions/questions as to why we have so many homes for sale, general maintenance of homes, \$ per sq. ft. of home sales, etc. There was also discussion concerning drain and curb repair work taken place by Harris County PCT 4 at the request of the board. All work has been completed by PCT 4.

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### Board of Directors Meeting—February 5, 2019

Quorum was established; meeting was called to order at 7:00 pm., the Vice President being in the chair and the Secretary being present as well as Liz Trapolino, Manager with Inframark. The minutes of the December 4, 2018 meeting were approved.

#### **Reports:**

**Security:** Officer Lee had four calls, three of which were at the same residence. Mailbox on Wagon Trail was hit; driver sped away. With regards to suspicious persons in our community, the number has significantly decreased.

**Landscaping:** Harris County Pct 4 will be contacted to set posts in concrete at the barrier at the bayou and Copperdale.

**Social:** Our Easter event is planned for Saturday, April 20<sup>th</sup> at our clubhouse. Board will continue to solicit residents to form a Social Committee.

**Pool:** Board will contact Lone Star Pools with regards to pool opening date.

**Tennis:** Tennis court floor will be cleaned by JRD, our contractor, due to residue from minor concrete repairs.

**Financial:** We are in good financial standing.

**Clubhouse:** Danette Isaacs will temporarily oversee clubhouse rentals until our volunteer takes over in six weeks.

**Projects:** Mrs. Kim Dunn and her daughter are continuing to work on the Little Library as a Girl Scout project for our community. Upon completion, it will be located just outside of our clubhouse.



**New Inframark property manager**

Thanks to Liz Trapalino for her service to our community!

Jennifer Petras is our new property manager.

*Yard of the Month*



Roy and Donna Wilson  
9003 Bent Spur Lane

***Congratulations!***

## Green Thumb Corner

We've had fairly mild weather during the first part of this year, and the winter weeds have been growing in the grass and flower beds even more than usual, so it's time to get down to some serious work during the spring season to get the yard and garden in good shape before the warm weather arrives.

For an impressive display of spring and summer color, this is a good time to get started with transplants. There were some nice displays of pansies during the last few months but they won't be very happy in warm weather after the end of March, so pull them up and replace with petunias, marigolds, vinca (periwinkle), begonias or geraniums. Lantana is also very good - as a regional native, it is tolerant to heat and drought and is very hardy in summer conditions (although it may not survive winter frosts if you try to keep it going as a perennial). Plant impatiens in the shady areas.

Summer bulbs can be planted as we move into April - cannas, gladiolus, dahlia and caladium provide choices of color and height. Caladiums do well in shady areas, although the red varieties like some sunshine; for best results, wait until the soil temperature gets to 70 degrees. If you want instant color you can buy caladium plants rather than waiting a few weeks for the bulbs to produce results.

Complete the winter pruning, if not done already. We didn't see much freeze damage this year, but check and make sure you remove any dead wood and cut back to green growth. Try to complete all tree and shrub planting now, before the first full burst of spring growth, and divide and transplant perennials. It's not too late to feed your trees if you didn't get it done last month, but remember only apply to established trees, not newly planted, and don't forget an acidifier (such as Ironite) if the pine trees are looking yellow.

If you're feeling energetic, the lawn will benefit from a good thatch-raking and also aeration by spiking with a spading fork (special mower attachments make both jobs a lot easier). On the subject of mowers, some routine annual maintenance is advisable before the heavy usage begins: sharpen the blade, check the spark plug, change the oil, and you'll get better performance and reliability. A nice clean cut from a sharp mower blade produces a better appearance than the ragged and bruised grass stems that result from a dull edge.

Azaleas can be pruned and fertilized immediately AFTER blooming, and you can give the grass its first feed of the season (use something like 15-5-10 or 16-8-8) as soon as it has started to green-up. Begin a monthly feeding program with roses (12-24-12 is a good general-purpose fertilizer), and feed all established plants and shrubs. Surface cultivation will mix the fertilizer into the soil and is important to promote good growth and rapid development. And of course, mulch well.

I try to limit the use of chemicals, but it's almost impossible to grow roses in the Houston climate without resorting to pesticides and fungicides. Spray weekly with Daconil to control Black Spot fungus, and Malathion for aphids (you can mix the two treatments in the same spray solution). Unfortunately, spraying is also necessary for successful fruit trees. Use a "fruit and nut" spray and make the first application when three-quarters of the blossoms have dropped, then continue at 10-day or two-week intervals until a couple of weeks before harvest. I've tried skipping the spray regimen with peaches and plums, and the result has been 100% infestation of the crop by wasp larvae. You may also need to resort to pesticide granules to avoid lawn damage from chinch bugs, but the upside is control of fleas and ticks.

In the vegetable garden, set out tomato and pepper plants this month (and if you hurry it may not be too late for broccoli). Plant seeds for beets and carrots now, but wait until April before planting corn, beans, squash, cucumber, cantaloupe and melons (when the soil is warmer for faster and more consistent germination). Okra and eggplant may be transplanted in April and May.

**THIS MONTH'S TIP:** As we get into the warmth and humidity of spring, watch out for Brown Patch lawn fungus, visible as an expanding circle of dead grass. Apply Terraclor granules and feed to encourage new growth - leaves and stems may be dead, but the grass will come back from the roots.

Phil Richards

[Prich8935@aol.com](mailto:Prich8935@aol.com)



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