

*Upcoming
Events*



Please mark your calendars for these events :

Tuesday, September 11, 2012
(7:00– 9:00 PM)

Londonderry HOA Meeting at the clubhouse

Saturday, September 29, 2012
(7:00 AM– 12:00 PM)

Neighborhood garage sale

Tuesday, October 2, 2012 (5:00 – 7:00 PM)

(Texas) National Night Out

Londonderry Air

National Night Out– Texas Style

Every year millions of Americans spend the second Tuesday of August with their neighbors celebrating National Night Out. Unfortunately, we are all aware of the incredible heat that keeps Texans indoors in the beginning of August. So the state of Texas got approval to hold National Night Out on Tuesday, October 2nd.



National Night Out is designed to heighten crime and drug prevention, generate support for local law enforcement, strengthen communities and send a mes-

sage that our neighborhoods are no place for crime. It has been several years since Londonderry has celebrated a National Night Out, so let's bring back the community support against crime. We will be holding a National Night Out event at the clubhouse on October 2. We will have representatives from our community, stranger danger information and fingerprinting packets, food and fun. Come join us at the clubhouse and enjoy some time with our neighbors! Don't forget to keep your porch light on!

POOL HOURS

September 2012

SAT	1 PM - 7 PM
SUN	1 PM - 7 PM
MON Labor Day	1 PM - 7 PM

Open Sat and Sun Only after Labor Day

*Pool Closed for Season
After Sept 30*

"Each man takes care that his neighbor shall not cheat him.

But a day comes when he begins to care that he does not cheat his neighbor. Then all goes well -- he has changed his market-cart into a chariot of the sun." -Ralph Waldo

Emerson

August Yard of the Month



Our neighbors at 25011 London Town have a beautiful yard that has not only survived, but thrived in the August heat! Congratulations!

\$39 Diagnose/ Simple Repair



Computer Repair

Laptops- Desktops & More
Store Hours M-F 9-6/ Sat 10-2

281.350.3400
2810 Louetta, #6
Spring, TX 77388



281.401.9700
24419 Kuykendahl #E
Tomball, TX 77375

(1 mile East of I-45 before Haude Elementary @ Cannaberry Way)



(Halfway between FM 2920 & Woodlands Pkwy in the Citgo Center)



Crime Report

08/17/ 2012- 19:00—Theft From Vehicle- Kuykendahl Rd.

08/10/2012- 8:00- Verbal Assault- Baywick Dr.

To report a crime, please contact the Harris County Sheriff's Office by calling 713-221-6000. For details and up to date information on crime prevention in our neighborhood, visit www.crimereports.com.

July Meeting Minutes

Londonderry Homeowner's Association Meeting Minutes—July 10, 2012

Board Members present: Robert Downey, Paul Engdorf, T.C. Munoz, Karen Seale, and Amy Merrill

Members present: Sheri Boyter, Pat Strike, Hailey Theis, Leslie Theis, Patrick Turner, Robert Priest, Brad Dunn, Darrell Schultze

The meeting was called to order at 7:35 P.M. Minutes of the June meeting were read and approved.

June 2012 Treasurer's Report

1. 47 homes have a balance due on their account as of 6/30/12. (11 owing less than ½ of current year dues; 29 owe for the full year; 1 is vacant has been turned over to the HOA attorney; 1 owing for 2 years has been turned over to the HOA attorney in order to establish a payment plan agreement, since the homeowner defaulted on the agreement I had with them; 4 with previous liens have been re-submitted to update lien amounts; 1 in bankruptcy owing for multiple years.)

2. June 2012 expenses were \$16,777.80.

As of 6/30/12

Checking account balance \$ 36,067.43

Savings account balance \$115,056.63

Total assets \$151,124.06

*** Major costs this month included:

1. \$3,593.75 for 2011 Audit/Review, Breedlove & Co., PC.
2. \$7,983.28 for July Pool Management & Lifeguards, Sweetwater Pools, Inc.
3. \$500 for preparation of 2011 HOA Tax Return, Breedlove & Co., PC.

Committee Reports:

Architectural Committee: The committee chair approved one small deck surrounding a hot tub. Committee chair will look into violations of architectural approval that have resulted in water runoff concerns.

July Meeting Minutes

Children's Activities: Splash Day will be held on August 25, 2012 from 4:00-6:00 P.M. Volunteers are still needed. Contact Amy Merrill to volunteer.

Clubhouse Committee: Market Day will be held on July 25, 2012. There is one clubhouse rental for the week of July 9th.

Deeds Committee: Committee chair sent numerous letters to those in violation of deeds restrictions. The yard of an abandoned house was cleaned to maintain health and safety of residents. The Health department was called regarding the swimming pool of an abandoned house to address health and safety concerns.

Legislative Committee: The legislative committee met to discuss amendments and changes to the ACC Guidelines, Deed Restrictions and various forms.

Audit Committee: Daryl Schultze presented confirmation report and discussed recommendations for saving money in the future. Full audit will be conducted every 3 to 4 years.

Old Business:

- Records set in Olympic qualifying rounds by former Bolts were recognized by Robert Downey.
- Barbeque pits need gravel surrounds around the pits. The barbeques will be placed around the clubhouse. One will be placed inside the pool area and one will be placed outside the pool area. Addition of picnic tables was discussed and decided against by the board.
- The pool deck resurface was postponed until all repairs to the pool are complete.
- The purchase of new pool patio furniture was postponed until swim season is over.
- Crime alerts will be a feature added to the newsletter. Homeowners can get crime reports from www.crimereports.com.
- Purchase of new tables and chairs for the clubhouse will be postponed until after hurricane season to conserve money in case of emergencies.
- Placement of streetlamps and review of streetlamps requests was discussed. Robert Downey will follow up with homeowners involved.
- Board members are gathering information regarding the barricade of dead end area at Bovington and Butterwick to prevent vehicles from entering.

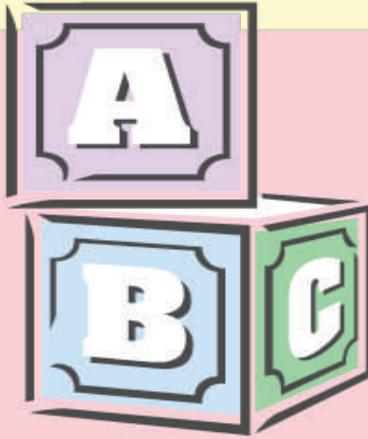
New Business:

- No issues regarding the publication/ access of newsletter in print or online have been reported.

The meeting was adjourned at 8:07 P.M.

Experienced Caregiver

I am 21 years old. I am responsible and mature, and live in the neighborhood. I have been watching children since I was 13, and I grew up around kids. I am CPR certified and took the Red Cross Babysitting course. I can give references. I am looking to watch infants/small children in my home for working parents.



Hours from 7:00 AM- 6:30 PM

If interested please call or email,

281-435-0810

racblack@yahoo.com

Rachel Black

The Londonderry Garage Sale will be held on September 29th, 2012. If you would like to participate, please send your address to Amy Merrill

at MerrillAL@AOL.com or call 832-559-8360 to participate.

The garage sale will begin at 7:00 AM and end by 12:00 PM.



Relocation of Exxon Mobil to The Woodlands Has Potential to Raise Property Values in Londonderry, BUT...

Have you noticed Creekside Park as you travel North on Kuykendahl towards The Woodlands? Do you wonder why new schools (one already built, three more about to break ground), strip centers, fire stations, roads and other venues are popping up all around us? Have you seen the Creekside resort? The water park? The YMCA? You may be surprised to find out that Exxon Mobil is moving their headquarters to The Woodlands.

Real estate agents are heavily marketing Creekside Village to out of state Exxon employees and potential new employees that will want to live in our area. Here is one link recruiting potential home buyers to Creekside: <http://activerain.com/blogsview/2411813/relocate-to-the-woodlands-exxon-mobil-to-creekside-park>

Exxon will employ 10,000 people...that is potentially 10,000 families looking for homes in our area. The executives will likely want to live in The Woodlands and Augusta Pines and Haven Lake. Not everyone will be able to afford homes in those areas and will be looking to buy homes in the price range of Londonderry, Wimbledon County and Northampton.

What does this mean to you? What does this mean to Londonderry? With an influx of people wanting to buy homes in our area, in our price range, it could mean a great deal. If you are thinking about selling your home in the next few years it could be a



great advantage. It could mean several thousand extra dollars in your pocket. Many people rent out their home to supplement their retirement incomes. Our property values could potentially skyrocket...EXCEPT:

Londonderry is not the same as it was when I moved in 26 years ago. Yes, the homes are older, but something else has changed... many homeowners are not taking care of their properties. They don't maintain the lawns, trash cans are in front of 1/2 of the houses, basketball goals are in the streets and on the lawns, junk and toys are piled along fence rows and on porches, and things like rope swings hanging from trees in front yards, BBQ pits and trailers full of junk and construction debris are parked on the streets and in driveways. I challenge you to drive through your neighborhood and REALLY LOOK. Count the trash cans. Count the unkempt yards. If you were a potential buyer would you want to live here? Would YOU pay TOP DOLLAR for a home in Londonderry the way it looks right now? I wouldn't!!

The LHOA Board has worked very hard over the past year and a half to renovate and upgrade many of our amenities. Improvements have been made to the pool, the playground and the tennis courts, just to name a few. Many other renovations are being budgeted for in the near future. Hundreds of letters have been sent to residents to bring deed restriction violations into compliance. Many homeowners just refuse to comply. Some

homeowners argue that seeing trash cans in front of garages just doesn't matter. Many others strongly disagree. (Whether you agree or not, it is a violation and stronger action is about to be taken.)

I would like to encourage you to take a few minutes to scrutinize your home for curb appeal. Do you need to edge, trim your shrubs, weed eat around your flowerbeds, add new mulch, or remove dead plants? Are there trash, debris and junk stacked around the perimeter of your lot? Do you need to relocate your trash bins to the backyard or inside the garage so they are out of sight on non-trash collection days? Is there a basketball goal near the street or on your grass? Are there toys and household furniture on your porch? These are all things that make a big difference in our curb appeal and basically COST YOU NOTHING, just a little elbow grease.

The Exxon Mobil situation presents many of us with new opportunities. Do we want Londonderry to be marketed alongside Willow Forest and the trailer parks on either side of us? Do we want potential buyers to say "Londonderry WAS a nice place, but it's really gone down"? Or, do we want to be compared to North Hampton and other neighborhoods in the area that have older homes but the lawns are manicured and the view is free of trash cans and junk when you drive through the neighborhood? These things absolutely DO affect our property values and the marketability of the homes in our neighborhood. Let's all do our part to tidy up our yards, do a little home maintenance and make Londonderry a beautiful, visually appealing place that we all want to come home to.

SPLASH DAY SUCCESSFUL... despite a little rain

Thank you to all of those families that braved the bad weather and joined us on Saturday for the Annual Back to School Splash Day. An extra special thanks goes out to our volunteers, Valarie Jones and Karen Seale, for helping host the event and to our sponsor, Sheri Jennings, who helped with set and the cost of the event.

Londonderry Residents! Tell us why you love your neighborhood and enter for a chance to win a football party prize pack!

September is the official start of football season & to kick it off right we are going to give one lucky resident a BBQ party prize pack to enjoy while cheering on their team. Simply go to www.SHERIJENNINGS.com & add your comments under the "Why I Love" Londonderry for a chance to win. The drawing will be held in September & the lucky

	<p>GARY GREENE</p>	<p>Sheri Jennings Realtor Sheri@SheriJennings.com 832.768.4707</p>	
---	------------------------	---	---

winner will receive a complete BBQ meal to enjoy with family and friends. Good Luck! Want to know what's selling in our area? Feel free to contact me. Values are up & homes are selling on average in 45 days or less.

12:05 PM
08/10/12
Cash Basis

Londonderry Homeowners Association, Inc. January through July 2012

	<u>Jan - Jul 12</u>	<u>Budget</u>	<u>Variance</u>
Income			
3000 · Income			
3100 · Membership Dues	151,851.20	166,125.00	-14,273.80
3110 · Late Fee Income	466.49	2,500.00	-2,033.51
3111 · Late Fee Reversal	0.00	0.00	0.00
3200 · Clubhouse Rental	1,100.00	1,500.00	-400.00
3300 · Swimming Pool Rental	100.00	500.00	-400.00
3400 · News Letter Income	75.00	500.00	-425.00
3700 · Transfer Fees	442.50	500.00	-57.50
3750 · Refinance fee	60.00	200.00	-140.00
3770 · Return Check Fee Income	-36.00	0.00	-36.00
3800 · Interest Income	0.00	100.00	-100.00
3900 · Other Income/Swim Team Donation	1,290.00	1,000.00	290.00
Total 3000 · Income	<u>155,349.19</u>	<u>172,925.00</u>	<u>-17,575.81</u>
Total Income	<u>155,349.19</u>	<u>172,925.00</u>	<u>-17,575.81</u>
Gross Profit	<u>155,349.19</u>	<u>172,925.00</u>	<u>-17,575.81</u>
Expense			
5000 · Advertising Expense			
5010 · Signs (informational, warnings)	0.00	200.00	-200.00
Total 5000 · Advertising Expense	<u>0.00</u>	<u>200.00</u>	<u>-200.00</u>
5100 · Clubhouse Maintenance			
5101 · Building Maintenance & Repair	1,498.64	4,000.00	-2,501.36
5102 · Clubhouse Cleaning Contract	1,320.00	2,000.00	-680.00
5103 · Equipment Maint & Repairs	0.00	0.00	0.00
5130 · Club House Supplies	377.46	415.00	-37.54
5190 · Pest Control/Terminex	691.72	700.00	-8.28
5100 · Clubhouse Maintenance - Other	144.00		
Total 5100 · Clubhouse Maintenance	<u>4,031.82</u>	<u>7,115.00</u>	<u>-3,083.18</u>
5110 · Utilities Clubhouse			
5112 · Telephone Office	1,033.06	1,300.00	-266.94
5113 · Electric Street Lights	10,970.38	19,000.00	-8,029.62
5114 · Water	1,261.56	3,000.00	-1,738.44
5115 · Electric Clubhouse & Grounds	4,529.57	8,000.00	-3,470.43
Total 5110 · Utilities Clubhouse	<u>17,794.57</u>	<u>31,300.00</u>	<u>-13,505.43</u>
5120 · Office			
5121 · Office Supplies	279.21	1,000.00	-720.79
5122 · Postage and Delivery	135.00	700.00	-565.00
5123 · Miscellaneous	0.00	0.00	0.00
Total 5120 · Office	<u>414.21</u>	<u>1,700.00</u>	<u>-1,285.79</u>
5200 · Swimming Pool			
5210 · Contract Maintenance	28,152.81	32,000.00	-3,847.19
5220 · Maintenance & Repairs	0.00	20,000.00	-20,000.00
5240 · Supplies	326.90	600.00	-273.10
Total 5200 · Swimming Pool	<u>28,479.71</u>	<u>52,600.00</u>	<u>-24,120.29</u>

12:05 PM
08/10/12
Cash Basis

Londonderry Homeowners Association, Inc.
January through July 2012

	<u>Jan - Jul 12</u>	<u>Budget</u>	<u>Variance</u>
5290 · Bad Debt Expense	0.00	0.00	0.00
5299 · Swimming Pool Maintenance	0.00	0.00	0.00
5300 · Common Grounds Maintenance			
5310 · Lawn Maintenance Contract	8,805.72	20,000.00	-11,194.28
5320 · Maintenance & Repair	242.65	4,000.00	-3,757.35
5325 · Ballfield	0.00	0.00	0.00
5330 · Playground	1,887.60	2,000.00	-112.40
5340 · Tennis Court	150.00	1,000.00	-850.00
5350 · Pond/Returned Pond Pump	-1,218.84	200.00	-1,418.84
5390 · Common Grounds Expense other	2,194.00	2,000.00	194.00
Total 5300 · Common Grounds Maintenance	<u>12,061.13</u>	<u>29,200.00</u>	<u>-17,138.87</u>
5400 · Professional Fees			
5410 · Legal Fees	2,470.12	5,000.00	-2,529.88
5420 · Accounting/Tax Return	500.00	500.00	0.00
5422 · Audit/Review	3,593.75	3,000.00	593.75
5400 · Reimbursed Legal Fees	-860.50		
Total 5400 · Professional Fees	<u>5,703.37</u>	<u>8,500.00</u>	<u>-2,796.63</u>
5440 · Insurance			
5441 · Liability Insurance	10,452.00	10,629.00	-177.00
5443 · Workmans Comp	265.00	273.00	-8.00
5444 · Machinery Insurance	275.00	275.00	0.00
5445 · Fidelity Insurance	2,265.00	1,992.00	273.00
Total 5440 · Insurance	<u>13,257.00</u>	<u>13,169.00</u>	<u>88.00</u>
5450 · Bank Service Charges	42.80	0.00	42.80
5600 · Committees Expense			
5610 · Newsletter Expense	42.66	1,200.00	-1,157.34
5620 · Welcome Committee	71.27	500.00	-428.73
5630 · Directory Printing	0.00	900.00	-900.00
5640 · Deed Restriction Expenses	0.00	0.00	0.00
5650 · Adult Activities	22.71	500.00	-477.29
5660 · Teen Activities	0.00	0.00	0.00
5670 · Childrens Activities	1,111.99	2,000.00	-888.01
Total 5600 · Committees Expense	<u>1,248.63</u>	<u>5,100.00</u>	<u>-3,851.37</u>
5700 · Security	1,120.00	4,000.00	-2,880.00
5800 · Other Expenses	0.00	0.00	0.00
5900 · Captial Improve. (Reskin Pool Houses, Concre	20,982.50	20,000.00	982.50
5990 · Taxes			
5991 · Property Tax	0.00	2.00	-2.00
5992 · Harris County MUD 1	0.00	1.00	-1.00
5999 · School Tax	0.00	2.00	-2.00
5990 · Taxes - Other	0.00	36.00	-36.00
Total 5990 · Taxes	<u>0.00</u>	<u>41.00</u>	<u>-41.00</u>
Total Expense	<u>105,135.74</u>	<u>172,925.00</u>	<u>-67,789.26</u>
Net Income	<u>50,213.45</u>	<u>0.00</u>	<u>50,213.45</u>

THE LHOA BOARD

President

Robert Downey
281-255-2016

Vice President

Paul Engdorf

Secretary

Robin Haney
713-906-9608

Treasurer

Valarie Jones
281-650-1377

Parliamentarian

Karen Seale

Sergeant-at-Arms

T.C. Munoz
832-515-9302

Newsletter Editor

Amy Merrill
832-559-8360

COMMITTEES

Security: Bill Simpson

Welcome: Sherri Boyter

Swim Team Liaison: Jill Downey

Architectural: Patrick Tuner

Deeds Restrictions: kas959-lhoa@yahoo.com

Children's Activities: Amy Merrill

Yard of Month: Cheryl Thomas

Audit: Darrell Schulze

Website: Patrick Strike/ T.C. Munoz

Pond: Ralph Mead

Tennis: Lada Koptelova

281-757-7786 or 281-290-0335 for code

Water Aerobics: Bobbie Drown

Scrapbooking: Carol Barto

Bunco: Christie Strike

Pool Liaison: T. C. Munoz

Clubhouse Coordinator: Jennifer Joines

2012 Texas Legislative Compliance: Paul Engdorf

IMPORTANT CONTACT NUMBERS

Constable

281-376-3472

Harris County Sheriff

713-221-6000

Harris County Community Assistance Center

281-353-8424

Hayes Utility

281-353-9809

Harris County Animal Control

281-999-3191

*LHOA COMMUNITY MEETINGS
SECOND TUESDAY OF EACH MONTH
AT THE CLUBHOUSE.*

SOUND-OFF AT 7:00 PM

BOARD MEETING AT 7:30 PM

*THE NEXT MEETING WILL BE HELD
ON TUESDAY, SEPTEMBER 11TH, 2012*