

Londonderry Aire

L O N D O N D E R R Y H O M E O W N E R S A S S O C I A T I O N

SPECIAL POINTS OF INTEREST:

- August Meeting Minutes
- Treasurer's Report
- Family Movie Night
- New Recycling Program from MUD #1
- Nominating Committee Appointed
- Contact Information Page

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L O N D O N D E R R Y G O I N G G R E E N

In January, the new Board of Directors announced its intent to move toward a environment friendly management. This month marks the biggest milestone in that effort as we begin to issue the Londonderry Aire in digital format. For those who cannot access online, hard copies will be available at a box by the clubhouse door and will be mailed to non-resident members. For everyone else, the newsletter will come to you via email and the Londonderry HOA website—<http://londonderry-hoa.org>.

This effort will save paper, ink, delivery costs and enable us to put even more content.

In a related note, Harris County MUD #1 has implemented a

recycling and hazardous materials pickup program for the neighborhoods that it serves.



LONDONDERRY NEWSLETTER GOING GREEN

Read about the upcoming changes on page 10.

In other news, we have had a busy couple of months. At the end of August, we held Splash Day in a final "Hurrah" at the

pool when the kids started school. Turnout was massive! There was a foam machine, blowup slide house, food, music and the pool. It was a total success. Congratulations to everyone involved for a fine job!

On September 24th, the newly refurbished tennis courts hosted their first youth tournament. Again, turnout was amazing. There was food, fun and tennis for our younger tennis set. If you're interested in learning to play or upping your game, hit the courts!. New lock security will be installed on the door this month. Contact Lada for the code, which will be changed regularly to reduce vandalism.

F A M I L Y M O V I E N I G H T A N D O T H E R E V E N T S I N O C T O B E R

On October 29th, we're holding Family Movie Night under the stars at the Clubhouse. This is a free event to the whole neighborhood. See details on page 6. On October 13th, the Mobile Vet Clinic will hold a pet vaccination clinic at the Clubhouse. See the details on page 6, as well.

Repairs to the pond are still underway. The pump and other equipment need to be repaired before fresh water can be added.

Remember to book the Clubhouse for your fall and winter events. Contact Jennifer Joines for rates and open reservation dates.

Finally, the 2012 election process is beginning. The nominating committee has been appointed (page 10). Floor nominations will be in November. Additional information about the election will be in the November issue of the Londonderry Aire.

A D V E R T I S E W I T H L O N D O N D E R R Y !

If you have a local business that would benefit Londonderry and would like to advertise in the Londonderry Aire, we are available to meet your needs. We have extremely low rates for single to annual advertisements and all sizes from quarter-page to full page.

Do you have an event that you want to announce, a child you want to well wish on an upcoming event or some-

one that needs congratulations? Say it with an advertisement in the Londonderry Aire!

Want to wish someone special a Happy Birthday? Thinking about popping the big question? What a neat thing for them to see it in their own neighborhood newsletter! Or perhaps you've already asked and now you want to announce it to all your friends and neighbors in Lon-

donderry.

How about a note about service men and women. Welcome them home, congratulate them on their induction or new promotion.

Kids, here is a great and inexpensive way to advertise your yard services and pet sitting services.

Rates and details are below. Contact David Rush to arrange your advertising.

The Londonderry HOA Newsletter goes to press on the 22nd of each month. In order for your advertisement to be included, we must have an agreement in place, payment received and your advertising copy (PDF/MS-Word, TXT or other file that is press ready and can be imported into Microsoft Publisher) by the 17th of the month.

For additional information, please contact David Rush by email at drushtx@yahoo.com or on cell at 713 289-4338.

Advertising rates are as follows:

	1 month	3 months	6 months
1/8 page	\$15	\$30	\$55
1/4 page	\$20	\$45	\$85
1/2 page	\$30	\$75	\$145
Full page	\$45	\$105	\$205

Thank you,

David Rush

**Londonderry Home Owners Association
Board Meeting – August 9, 2011**

Board Members: Robert Downey, Valarie Jones, Karen Seale, TC Munoz and Dave Rush.

Members: Amy Merrill, Christie and Pat Strike, Bobbie Drown, Roy Alford, Adrian Uribe, Susan and Ken Wheeler, Claude Moore and Bob Priest.

Meeting called to order at 7:33 p.m.

June and July minutes were read by Valarie Jones. Motion made to accept June minutes as read by Dave Rush and seconded by TC Munoz; Motion made to accept July minutes as read by TC Munoz and seconded by Dave Rush.

Treasurer's Report:

15 homes owe 2011 HOA dues as of 7/31/11 – (7 of these homes have a small partial balance due for 2011; 4 are making payments; and the last 7 will be turned over to the HOA attorney on Sept. 1, 2011 to begin legal proceedings. These 7 homeowners have made no attempt to respond to letters, e-mails or phone messages to date.)

2 homes owe for 2010 & 2011 HOA dues (1 making payments to the HOA as agreed, and the other will be turned over to the HOA attorney on 9/1/11 if they do not make an effort to contact me ASAP.)

2 homes owe ½ of 2010 HOA dues, all of 2011 dues, and are on payment plan agreements.

3 homes owe for multiple years; one making \$250/month payments directly to the HOA attorney (currently in default), 1 in current bankruptcy proceedings (I am unclear of bankruptcy status), and the last had defaulted on their payment plan agreement, but has recently made a payment. We do have liens and judgments on these 3 homes.

22 reminder letters were mailed out 8/2/11.

I had originally wanted permission to turn over 8 homes to HOA attorney on 9/1/11 for 1st and 2nd demand for payment letters; however since the minutes and treasurer's report did not make it into the Aug. newsletter, I advise we postpone until 10/1/11. I need board's advice for this decision.

Total Assets as of 7/31/11

Checking account \$ 38,209.75

Savings account \$100,076.88

Total \$138,286.63

July 2011 Expenses: were \$29,253.49

Major costs, repairs or special costs this month included:

\$4K for French drain system installed between fire station and tennis courts to prevent runoff onto our newly resurfaced tennis courts (complete);

\$1,500 for new tennis court backboard (complete);

\$5K down payment toward tennis court resurfacing for material (complete);

\$5,944.61 for August lifeguards and pool maintenance;

\$5,908.02 to Noack (for April, May and June billings, included new playground mulch bill - \$1,860.00 and June seasonal flower change-out - \$1,717.00;

HOA tax return was \$497.00 payable to Breedlove CPA firm;

And last, \$600 to add Monday morning pool hours July 18th thru Aug. 15, 2011.

Committee Reports:

Pond: Ken Wheeler reported the pond has not been filled to date. He is awaiting paperwork from Mud #1's, Mr. Claude, to submit invoice for the pond pump along with his tax id# for his labor charge to install the pond pump. Ken Wheeler and Ralph Meade will fill the water themselves once all the repairs and pump installation are done. They do not want to fill the pond until the pump is repaired so the water doesn't sit stagnant. The pump will cost approximately \$1,500 and labor around \$200.

Pool: TC Munoz reported the overall cleanliness of the pool is currently good. He reported of Sweetwater's life-guard pump and filter misuse at the HOA board meeting. Valarie Jones reported that if something is wrong with the pool, a problem cannot be repaired or corrected if Sweetwater had not been notified of the problem. Valarie Jones called Darlene with Sweetwater to report these findings a month ago; everything had been corrected by the next day. The filters were being cleaned out once a week, now being cleaned twice a week. Also the pool had been only vacuumed once a week and currently being vacuumed twice a week as well.

Adult: Water aerobics, reported by Bobbie Drown, is going good. She proposed to the board that she wanted to invite a holistic doctor to come do a health talk to her water aerobics group one hour before our water aerobics.

Deed Restrictions: Reported by Karen Seale, notices that were sent out last month are currently in about 50% compliance. She asked that if you see something going on, to please let her know. She is trying to get everyone to spruce their place up bit and make this the nice neighborhood it once was. There are a lot of problem areas partially cleaned up. However we've got a lot more to go. There were a lot of complaints about cars being parked on the streets during this HOA meeting and concern of a fire trucks' ability to pass through crowded streets in the event of a fire or other emergency. Robert Downey read aloud page 19 of the ACC guidelines, Section "Nuisance" to find out compliance. Based on this information, Karen will be sending out additional deed restriction violation letters.

Architectural Control: Susan Wheeler presented report for Pat Turner. There was (1) approval for fence; (1) ap-

approval for 2 trees to be cut down {1 live tree and 1 dead} – the live tree was too close to the homeowners home, causing a problem for their insurance coverage.; (1) approval for new windows; and last Robert Downey approved Mr. Turner's fence since he can't approve his own architectural requests; for a total of 4 Architectural Requests during July. Robert Downey reported that the Mud board cut down all dead trees off of the right of way at the entrance of our subdivision as well.

Yard of the Month: July's yard of the month has no visible address posted on their home or mailbox; therefore we are unable to recognize them as yard of the month. If this is your home, please place your street numbers on either your home or mailbox as required by the ACC guidelines. Valarie Jones requested that a deed restriction violation letter go out to this home.

Clubhouse Report: TC Munoz reported on behalf of Jennifer Joines, there was 1 rental this past Sat. And another one scheduled for Aug. 19th, 2011. There was concern by a resident in attendance of this meeting wanting to verify that the HOA not pay a housekeeper to clean-up after the clubhouse is rented. Valarie Jones expressed on behalf of Jennifer Joines, that anyone who rents the clubhouse has the option to clean it up themselves or to hire the subdivision housekeeper to clean it for them and pay her directly.

Welcome Committee: Reported by Bobbie Drown, that Ella's Interiors increased the cost of welcome baskets from \$25 to \$40. We will not be ordering anymore welcome baskets from Ella's. Bobbie asked if she could solicit vendors to offer discounts, coupons, or projects for the HOA welcome baskets. Roy Alford also suggested to her that the post office gives out information we can include in these baskets as well. Robert Downey authorized permission for her to solicit for these types of donations. Last Bobbie will get information to Dave Rush, our newsletter editor, for a blurb to insert in the newsletter. Karen Seale also suggested that some consultants like Beauty Control, Mary Kay, etc. might be interested in donating a sample product for these baskets as well. The board agreed it's worth a try and it never hurts to ask; especially if it involves the HOA saving a little bit of money.

Security: Ken Wheeler reported that, our hired police officer worked (3) 4 hour shifts this month at \$40 per hour. Robert Downey read sections of the report to the homeowners in attendance of the HOA meeting. He will scan the security report and send out to board members for review. Claude Moore shared no matter how much money you spend on beefing up security, that theft is nothing more than opportunity, and we can't catch everything. Robert Downey reported that the money spent on the Officer is money well spent, and the entire HOA board as well as the Security Committee agrees.

Tennis courts: Tennis court resurfacing and the French drain to prevent run-off between the fire station and tennis courts are both complete. The 6 foot wind screens have been ordered and should be installed in a week or so. The wooden benches and wooden crosswalk/bridge were replaced and painted free of charge as an added bonus from AAA Courts to get our business. We would like to personally thank AAA Court Services for a job well done! The courts look beautiful!!! Dave Rush will approach a homeowner well versed in tennis and ask them if they are willing to head up tennis activities and or lessons in Londonderry.

Old Business: Recycling in Londonderry and surrounding communities – no news. Mr. Caldwell, current board member of the Mud #1 not present to report.

New Business:

Robert would like to propose a sign be placed at the tennis courts stating "no skateboards allowed"!! Dave proposed a keypad lock for the tennis courts for added security and to keep vandalism to a minimum. Ken Wheeler would like to add to this sign a reminder with instructions on how to use the timer. Robert Downey suggested we post tennis court hours.

Dave Rush made a motion to install a push button lock system for the tennis courts, and that he would try to keep costs within the range of \$500. Karen Seale seconded this motion. All approved. Motion carried.

Valarie Jones made a motion to go green with the LHOA newsletter expressing survey/questionnaire results of over 100 polled with 79% for yes to going green, and 21% no. The proposal suggests that the newsletter be "issued" to each homeowner by way of 3 delivery methods: (1) via e-mail, provided a working e-mail address has been provided to the HOA; (2) via the HOA website; "and" (3) by way of hard copies left at the clubhouse in some sort of real estate type flyer box for each homeowner to retrieve one at their own convenience. The motion was tabled until Robert Downey clarifies with the HOA attorney that the definition of "issued" as stated in the HOA Bylaws meets these proposed new methods of delivery. The printing cost of the HOA newsletter is \$248.00 per month, plus a \$100 monthly delivery fee is paid to deliver to each home. It is agreed that non-resident homeowners will continued to be mailed a hard copy, unless they choose to opt out of these mailings for the e-mailed version, or should they wish to retrieve from the HOA website on their own.

Susan Wheeler proposed a new bbq pit for the pool area. TC Munoz made a motion to purchase a new bbq pit within \$250 to replace the old one. Valarie Jones mentioned this would be nice to cook hotdogs on for the kids upcoming Splash Day on August 27th. All board members in attendance approved. Motion carried.

Meeting adjourned 9:04 p.m.

August 2011 Treasurer's Report

1. **12** homes owe 2011 HOA dues as of 8/31/11 – (6 of these homes owe a partial balance for 2011 and are making payments; the last 4 will be turned over to the HOA attorney on Oct. 1, 2011 to begin legal proceedings. These 4 homeowners have made no attempt to respond to letters, e-mails or phone messages to date.)
2. **2** homes owe for 2010 & 2011 HOA dues (1 making \$150/month payments directly to the HOA as agreed and should be almost paid in full by 12/31/11; the other will be turned over to the HOA attorney on 10/1/11 if they do not make an effort to contact me ASAP.)
3. **2** homes owe ½ of 2010 HOA dues, all of 2011 dues, and are on payment plan agreements with the HOA.
4. **3** homes owe for multiple years; one making \$250/month payments directly to the HOA attorney (currently in default), 1 in current bankruptcy proceedings (I am still unclear of their bankruptcy status – I asked the HOA attorney to follow up with them); the last of these 3 homes had defaulted on their payment plan agreement made with us, however we did receive a new \$125 payment last month. We do have liens and judgments on all 3 of these homes.
5. **Total of 19 homes** with a balance on their account to date, one a \$25 late fee.
6. The clubhouse was inspected for termites this month, none were found. I would like to present the quote from Terminix of \$639.00 to the board which includes a preventative maintenance yearly termite inspection fee of \$339.00 and \$300 pest control fee (sprayed quarterly for ants, bugs, etc.) in planning and preparing for the 2012 budget. This fee does not include the common grounds, and is for the clubhouse structure only.
7. \$350 was previously reported as pool rental income on the July financial report; I have reallocated it as follows: \$100 to clubhouse rental and \$250 to pool rental since the pool/clubhouse is a combined rental. To date, income has been received for 2 pool rentals and 4 clubhouse rentals (2 of which were combined).
8. The 2011 version of QuickBooks has been ordered to date as recommended by Jesse Reed, previous bookkeeper/homeowner. A previous version had not been ordered since 2009. The cost was \$191.83 + \$5.95 shipping = \$201.78.

Total Assets as of 8/31/11

Checking account	\$ 19,658.55
Savings account	<u>\$100,076.88</u>
Total	\$119,735.43

August 2011 Expenses: were \$18,404.88

Major costs, repairs or special costs this month included:

1. \$1,300 for tennis court windscreens (complete);
2. \$5,200 other half of tennis court resurfacing due upon completion (complete);
3. \$2,652.54 September lifeguards and pool maintenance

KI

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Londonderry Security Update

The following URL leads to the Londonderry security facebook page. It is not an actual profile that can be friended but a page that people can interact with. Let me know what you think. Members simply "like" the page and all updates will go straight to their profiles in the future. This will serve as a security forum and as an emergency management update service during inclement weather and other emergencies.

<http://touch.facebook.com/?w2m#!/profile.php?id=283742458318044&refid=17>

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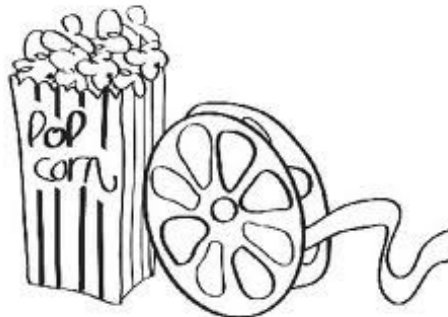
Date: October 13th Time: 4:00 until 7:00

Location: 8331 London Way Clubhouse

Family Movie Night

October 29th, 2011

7pm- 11pm



Join us for popcorn and a movie under the stars! We will have concessions available. Bring a picnic blanket, a picnic dinner and enjoy the show on the lawn of the clubhouse. We will air two movies: *Monsters, Inc.* at 7:30 pm for families with younger children and *Twilight* for adults and teens at 9:00 pm.



Interesting Information Regarding Home Sales in Londonderry

Randy Tye
REALTOR
<http://RandyTye.GaryGreene.com>

GARY GREENE REALTORS

8817 Louetta Road
Spring, TX 77379
281-444-5140 Cell: 832-326-1156
randy.tye@garygreene.com



Londonderry Resident



Yard Of The Month goes to Carol Globke of 25203 London Town

August Splash Day A Great Success



Thanks to all of you for your part in making Splash Daysuccessful! As Roy put it, the kids really did like that "soap" machine. Greg cooked 160 hot dogs, and there wasn't a single one left. Amy did a fantastic job of organizing, planning and coordinating the whole event! Our thanks to Robert and TC for being there early to make sure everything ran smoothly and for providing the music.

Of course, we couldn't have done it without all of the ladies who helped buy the goods, unload it, preparing it, serve it and for clean up afterwards. We've got enough hot dogs for the upcoming Family Movie Night too! Also a big "Thank You!" to the Londonderry Lightning Bolts. They provided all the waters, sodas, popsicles, condiments, and lollipops. The kids and adults especially loved all the FUN stuff!



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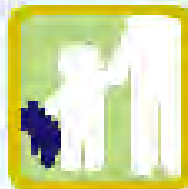
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New Recycle and Hazardous Waste Program from MUD #1

Harris County MUD #1 met in September. Waste Management was invited to attend and gave a presentation to the Mud Board regarding the benefits and rewards of recycling. Mud Board #1 has decided to move forward and begin recycle in our area.

The new procedure will be for you to rinse out your canned good cans, glass of all colors, juice boxes, and all plastics (All Codes 1, 2, 3, 4, 5, & 7) and deposit them into the recycle container that Waste Management will provide to each lot. They also accept all paper board, magazines, card board 12"x12" and junk mail.

Of course, you can still provide paper recycling and aluminum can recycling to school or scouting organizations that accept them.

In Londonderry, Boy Scout Troop #878 collects soda cans for a local church, who donates all proceeds to Habitat for Humanity. Contact Robin Haney at 713 906-9608 if you would like to help.



The MUD has set the following new schedule:

- 1) Monday will be "Regular" waste collection day.
- 2) In the event that Monday is a holiday, then Tuesday will become "Regular" waste collection day.
- 3) Thursday will become "Curbside Recycling Collection" day.
- 4) In the past, Thursday was Bulk Collection day; which will now be moved to Monday once implemented.
- 5) The total cost increase for the above changes is an aggregate of \$.44 cents a month on your water bill.

We do not have Household Hazardous Waste collection offered in our current waste services. The Mud Board found this optional service to be valuable and added this a new "At Your Door Hazardous Waste" collection at the same time we implement recycling. This cost to each us will be \$1.00 a month. To discard paint, oil or other hazardous materials you will call an 800# and they will send you a hazardous waste bag. Place your hazardous waste in

it and place it on your front door steps (not at the street). Hazardous waste can be recycled but requires special handling. (*Hazardous Waste include items such as: garden chemicals, solvents, paint, aerosols, cleaners, anti-freeze, sharps/needles, thermometers, batteries, metal polish, pool chemicals, adhesives and old motor oil.*)

The MUD anticipates these programs to become effective by January 1st, 2012. Watch for mailings and read the information in your water bills for additional information. Information will be posted on the Londonderry Website <http://londonderry-hoa.org> as we receive it.

A representative from Waste Management is scheduled to be at the Londonderry Clubhouse on November 8th to answer questions you may have

Editor's Note: It should be pointed out that the LHOA Board was not involved in these new MUD programs. These decisions were made by MUD Board with input from Londonderry residents as well as others. Members should also be aware that the MUD is also adopting a security patrol program which will affect water bills.

Nominating Committee set for 2012 Board of Directors

The nominating committee for the 2012 Board of Director Elections has been set. Per the By-Laws, the Committee is chaired by Robert Downey. The other four members are:

Travis Teykl Robert Maxell Darrell Schulze Steve Johnson

Contact Mr. Downey at president@londonderry-hoa.org or 281 352-4412

Further nomination and election information will be available at the Londonderry Website <http://londonderry-hoa.org> and in the November edition of the Londonderry Aire

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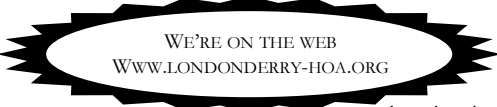
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**LONDONDERRY
HOMEOWNERS
ASSOCIATION**

Londonderry HOA Clubhouse
 8331 London Way
 Spring, TX 77389
 Telephone 281 255-2016
 Website www.londonderry-hoa.org
 LHOA Meetings are held on the Second Tuesday of each month.
 Sound Off 7:00 PM
 Board Meeting 7:30 PM

Londonderry is a thriving community with exceptionally active homeowners. We are all devoted to making and keeping our neighborhood a desirable place to live or move into.

There are always committee positions that have become available and we are seeking volunteers to fill those positions. If you have ideas or a little time and wish to help keep Londonderry a great neighborhood, please contact any LHOA director. Let's put a smile on new Londonderryites and let them know they've made a good decision to live here!

LHOA Directors

President Robert Downey	president@londonderry-hoa.org 281 352-4412
Vice President	
Secretary Robin Haney	secretary@londonderry-hoa.org 713 906-9608
Treasurer Valarie Jones	treasurer@londonderry-hoa.org 281 650-1377
Parliamentarian Karen Seale	parliamentarian@londonderry-hoa.org 832 704-1900
Sergeant At Arms TC Munoz	sergeant@londonderry-hoa.org 832 515-9302
Newsletter Editor David Rush	newsletter@londonderry-hoa.org 713 289-4338

Important Contact Numbers

Constable	281 376-3472
Harris County Sherriff	713 221-6000
Harris County Community Assistance Center	281 353-8424
Hayes Utility	281 353-9809
Harris County Animal Control	281 999-3191

Architectural Control architectural@londonderry-hoa.org	Patrick Turner (281) 255-2016
Clubhouse Information londonderryclubhouse@yahoo.com	Jennifer Joines (281) 255-2016
Children's Activities childrens@londonderry-hoa.org	Amy Merrill (281) 255-2016
Deed Restrictions deeds@londonderry-hoa.org	Karen Seale (281) 255-2016
Pool Liaison pool@londonderry-hoa.org	TC Munoz (281) 255-2016
Swim Team Liaison swimteam@londonderry-hoa.org	Jill Downey (281) 255-2016
Welcome Committee welcome@londonderry-hoa.org	Bobbie Drown (281) 255-2016
Website hoa@londonderry-hoa.org	Pat Strike (281) 255-2016

Security	Ken Wheeler/Greg Mueller
Pond	Ralph Mead
Ball Field	Darrell Schultz
Adult Activities	
Water Aerobics	Bobbie Drown
Scrap Booking	Jo Ann Chason
Bunko	Christi Strike
hoa@londonderry-hoa.org	(281) 255-2016
Tennis Courts	Lada Koptelov
lkoptelova@gmail.com	(281) 290-0335



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<http://londonderry-hoa.org>