



OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

2017 OOCIA Election Results

**Annual Meeting of the Membership of OOCIA, Inc.
February 8, 2017**

The annual OOCIA members election and meeting held February 8, 2017, easily met its quorum of 166 with an approximate total of 392 votes combined by those present and through proxy.

There were two open Board of Directors positions and two candidates running for those positions. With no members announcing as last-minute candidates from the floor, Deborah Plance and Darel Lantz were voted in by acclamation as our new Board Directors. The offices to be held by the five directors will be determined by Board vote at the next Board of Directors meeting with results posted in the Olde Oaks/ Waterford Park newsletter and on the OOCIA website. We all want to thank Deborah and Darel and express our appreciation for volunteering their time and talents for our community. We look forward to working with you over the next couple of years.

A thank you goes out to Norman Nelson for his two years on the Board working to improve the neighborhood during his 2015-2017 term.

Due to changes in his job as an investigator for the DA's office, Chuck Cornelius could no longer serve on the Board. Although he may not be a director, Chuck has offered to continue helping our community by serving on the Architectural Control Committee and working with security statistical reporting. Many thanks to Chuck as he also ends his time as a director.

If you have any questions, please contact Pat Ganer at pganeroocia@gmail.com.

LETTER *From the President*

Thank you for participating in our annual meeting. Three hundred and ninety three votes were cast, either in person or by proxy. As a result of this meeting, a new set of community bylaws were voted into effect after several town halls were conducted to gather feedback and explain changes from the previous version. The revised bylaws can be found online at the OOCIA.org website. Please take the time to review them and gather any questions you may have for this committee.

Please join me in welcoming Darel Lantz and Deborah Plance to our leadership team, replacing Norman Nelson and Chuck Cornelius. Please extend your thanks to Norman and Chuck for volunteering their time in service to the Board and our residents. Leadership changes continue, as increased personal responsibilities have forced me to submit my resignation.

It has been an honor to serve this community. We've built a base of effective committees, established guidelines for managing the community's finances, and increased engagement both socially and in the voting process. We've also attempted to cultivate a spirit of openness and transparency that I hope will continue. You've been with us all the way. Please support the new leadership as they carry forward with what has already been accomplished.

*All the best,
Torrence Smith*

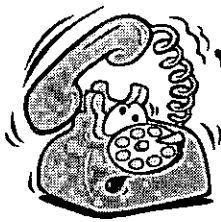
NOTICE TO HOMEOWNERS

**OOCIA MEETING
TUESDAY, MARCH 28, 2017**

OOCIA monthly HOA meetings are officially the
FOURTH TUESDAY OF EVERY MONTH

Meetings are held at 6:45 p.m.
at the MUD #44 Bldg. at 16030 TC Jester Blvd.

Monthly meetings are held to address the Board's new and old business. Residents are encouraged to attend. Q&A sessions are held at the end of each meeting for resident questions and comments. Residents with specific property or account concerns should contact Crest Management at 281-579-0761. Board meeting minutes are available at www.oocia.org.



Who You Gonna Call?

IMPORTANT NUMBERS TO KEEP

OOCIA MANAGEMENT COMPANY

Crest Management Company, AAMC.....281-579-0761
(for deed restrictions, neighborhood management and property improvements)
PO Box 219320, Houston, TX 77218-9320
Fax 281-579-7062 | www.crest-management.com

OOCIA BOARD OF DIRECTORS

Torrence Smith, President, torrenceoociaboard@gmail.com
Patricia Ganer, Treasurer, pganeroociaboard@gmail.com
Susan Szota, Secretary, szotaociaboard@gmail.com
Darel Lantz, CherylLantzAssoc@aol.com
Deborah Plance, Deborahplance.oocia.board@gmail.com

OLDE OAKS INTEREST GROUP CONTACTS

Arts and Crafts Barbara Smith, 832-732-9920
Book Club Kathy Hall, 281-569-4967
Bridge, Women's Susanne Bailey, 281-580-1717
Dinner With Friends Lauren Hensley, 281-893-1833
Playgroup Joyce Ray-Latson, 832-231-3201
Volunteer Pet Charity Coordinator Roswitha Shoemake, 713-703-8637

PETS – DISTURBANCES, LOST & FOUND

Report injured, vicious animals and bites
Animal Control.....281-999-3191
Complaints about barking dogs
Sheriff Non-Emergency.....713-221-6000
Report lost or found pets in OO/WP
Julie Brown, Pet Liaison jbrown@apex-staff.com, 713-302-9148

SCHOOLS

Spring ISD Schools www.springisd.org
Pat Reynolds Elementary School 281-891-8240
Edwin Wells Middle School 281-891-7750
Westfield High School 281-891-7130

REPORT UTILITY ISSUES Add these numbers to your cell phone for easy access

Gas Leaks (Centerpoint) 713-659-2111
Power Outages (Centerpoint) 713-207-2222
Street Light Outages (Centerpoint).....800-332-7143
Reporting resident will need pole number and street, including immediate side streets

Road hazards, street sign and light issues, bridges, flooding
Harris County Precinct 4.....www.hcp4.net
Monday-Friday from 8 a.m. to 5 p.m. 281-353-8424
After hours, weekends, or holidays..... 713-755-5000

Trash & Recycling

WCA Waste Corporation281-789-1981
(Place household waste receptacle outside your back door or back of home outside of fence accessible to pickup Monday and Thursday, yard waste at the curb Monday and Thursday, and recycling and bulk at the curb Thursday only. Please return your trash receptacles to your garage or out of view from street after pickup on Mondays and Thursdays.)

General Safety

Harris County Public Health and Environmental Services..... 713-274-6300
Report dirty pools, unsafe/unsanitary habitation
Request Vacation Watch (call 8 a.m.- 5 p.m.).....281-376-2997
Harris County Alarm Detail (Permits)..... 713-755-4600

MUNICIPAL UTILITY DISTRICTS (MUD)

Manhole/Sewer Backup..... 713-983-3602
MUD #20 www.edpwater.com
Billing, Service & Emergencies 832-467-1599
Board of Directors: John Dougrey | Robert Skinner
Brian Wright | Ken Ross
Board Meetings: First Tuesday of month, 11:30 a.m.
10000 Memorial Drive, Suite 260, Houston, TX, 713-951-0800
MUD #44 www.wdmtexas.com/districts-served/harris-county-mud-44
Billing, Service & Emergencies 281-376-8802
Board of Directors: Rolf Flemming | Toby Landry
Robert Ramsey | Tom Sooy | Harry Swanstrom
Board Meetings: Second Tuesday of month, 7 p.m., 16030 TC Jester
Bammel Utility District Office 281-376-8802
www.wdmtexas.com/districts-served/bammel-utility-district
Board of Directors: Nicholas Fava | Garey Nelson | Alan Kaniss
Al Habinak | James Armand
Board Meetings: Second Monday of month, 7 p.m.
3904 Gladeridge (clubhouse)

OTHER

Olde Oaks Greenbelt Preservation Associationhttp://oogpa.com
Greenbelt Preservation Association:
Craig Lewis, President | Kathy Zigler, Secretary
Tanya Morland, Treasurer | John Edmonson, Director at Large
Barbara Bush Library.....281-376-4610
6817 Cypresswood Drive, Spring, TX 77379
Hours: Monday 1-9, Tuesday 10-9, Wednesday 10-6,
Thursday 10-9, Friday 10-6, Saturday 10-5, Sunday Closed
Northgate Country Club.....www.northgatecountryclub.com
General281-444-5302
Membership.....281-440-4006

EMERGENCY NUMBERS

Police – Fire – Ambulance..... 911
Nonemergency Sheriff 713-221-6000
Fire Department – Klein Volunteer.....281-251-0101
Animal Control.....281-999-3191
24 hr. Emergency Poison Control Center 800-222-1222
CenterPoint Electric..... 713-207-2222
CenterPoint Gas 713-659-2111
Harris County Pct. 4 (M-F, 8 a.m.-5 p.m.) 281-353-8424
Harris County Pct. 4 (outside regular hours)..... 713-755-5000
Registered Sex Offenders www.familywatchdog.us

www.iwatchharriscounty.com Download the app for Apple and Android phones to report criminal activity anonymously.

To have your house checked on while you're away on vacation go to www.harriscountyso.org/vacation_watch.aspx and complete the form online, or call the Cypresswood substation.

Watch for "Alerts" posted on our community website at https://www.facebook.com/groups/OldeOaksWaterfordPark and on www.nextdoor.com

The Proposed Draft of the OOCIA Amended Bylaws Passed

An important decision made by members at this year's annual meeting was to vote for or against a proposed draft of updated amended bylaws. A neighborhood committee in conjunction with James Young, Partner of Holt & Young, our Association's legal counsel, produced a draft of bylaw amendments to align the Association's dedicatory instruments with Texas State Property Code, specifically Title 11, Section 209. Language was added for clarity of the bylaws requirements and new financial sections were included to delineate Board responsibilities with additional reporting in support of protecting our homeowners' investment made through the Association dues.

The proposed amended bylaws were approved with a vote of approximately 248 for the amendment and 144 against. The adopted bylaw amendments will be reviewed one more time by Mr. Young and will then be certified and recorded with Harris County and effective immediately. This gives homeowners a personal accessible guide for the rules and regulations concerning the governing of the Association.

During the next month, please find time to read through your bylaws, found on the OOCIA website. If you find something you don't understand, are confused about, or disagree with, please send me an email with the questions you have. I will consolidate these topics and answer them in the next newsletter. If there are enough members with questions, we can set up another town hall meeting to review this governing document. We would not be discussing Deed Restriction documents, as that is a completely separate topic with separate requirements.

I appreciate all who helped in studying all the material, having numerous discussions and posing thoughtful, insightful questions. The Board will not always agree, discussions will ensue, learning will happen, and a good compromise will result.

This was a very successful community effort, and I believe the product, while not perfect, is so much better than what we had before. Thanks to all the members of the committee and everyone who came to a town hall meeting and participated in discussions. I hope everyone learned at least a little more about the governance of our community.

If you have any questions, please contact Pat Ganer at pganerocia@gmail.com.

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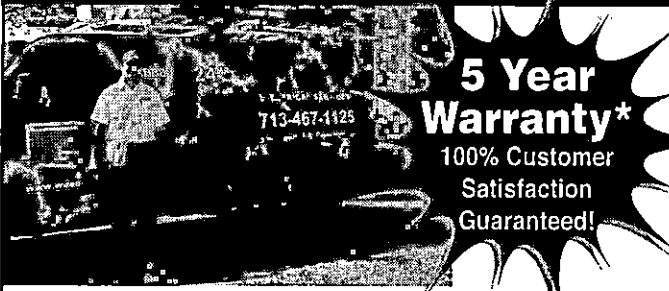
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OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors' Meeting Agenda

Date: Tuesday, March 28, 2017

Time: 5:45 p.m.

Place: MUD #44 Building, 16030 TC Jester, Houston, Texas 77068

AGENDA

Executive Session – 5:45 p.m.

- I. Call to Order and Adoption of Agenda
- II. Manager's Report
 - a) Collections
 - b) Deed Restrictions – Enforcement Actions
 - c) Attorney Status Report
 - d) Homeowner Request
- III. Adjournment into Open Session

Open Session – 6:45 p.m.

- I. Call to Order and Adoption of Agenda
- II. Introduction of Board and Management
- III. Summary of Executive Session Meeting
- IV. Approval of the Minutes
- V. Financial Report
- VI. Business:
 - a) Ratification of Decisions Made Between Meetings
 - b) Proposals
 - c) Policies
 - d) 2017 Budget and Assessment Rate
- VII. Committee Reports
 - a) Strategic Planning; Fundraising; Communications – Torrence Smith
 - b) Deputy Coordinator/Crime Prevention; EMR; Deed Restrictions – Chuck Cornelius
 - c) Community Engagement; Beautification and Projects; Social Activities – Susan Szota
 - d) Finance and Budget; Bylaws – Pat Ganer
 - e) Nominating Committee – Pat Ganer

VIII. Additional Business

- IX. Homeowner Open Forum
- X. Scheduling of the Next Board Meeting
- XI. Adjournment

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**Daylight Saving Time
Begins Sunday,
March 12**

Remember to set your clocks forward 1 hour



Assessment Payment Plan

Assessment arrangements are still available. Sign up for a payment plan today!

If a payment plan is not in place, the basic assessment fee will drastically increase in a few months. To prevent additional interest fees and lawyer's fees, call today to arrange a payment plan by contacting Karen Janczak, Community Manager, at 281-945-4632 or Karen.Janczak@crest-management.com; Pam Hummel, Assistant Community Manager, at 281-945-4661 or Pam.Hummel@crest-management.com; or Felita Henderson at 281-945-4646 or felita.henderson@crest-management.com.

- Without a payment plan, a late fee of \$30 will be added to your account on February 1, 2017 and a statement will be mailed to you. If these fees are not paid by February 28, 2017, a reminder fee of \$20 will be added to your account on March 1, 2017 and another statement will be mailed to you.

Payment Methods:

- Pay by check or money order for the full amount.
- Pay online with a credit card or electronic check as detailed on your statement or on the Crest website.

- If you are unable to pay the full amount, please contact Crest Management to request a payment plan.
- Note: Always include your property address and account number on your check or money order.

Mail check or money order to: Crest Management Company, 17171 Park Row, Suite 310, Houston, TX 77084.

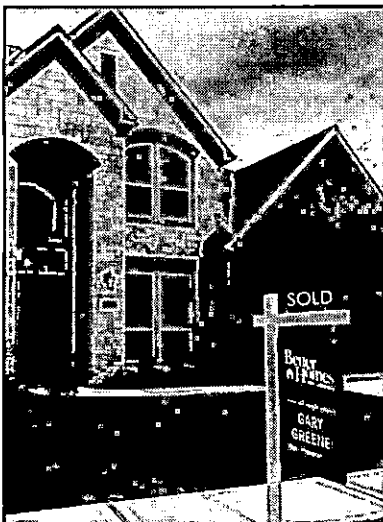
Deed Violation Reporting

Follow the basic steps for proper reporting. This helps the management company help residents stay in compliance. Talk to the neighbor; if you feel the neighbor is uncooperative or in need of assistance, please contact the management company by phone or email.

Deed restrictions are strictly enforced. To report violations, contact Pam Hummel, Assistant Community Manager, at 281-945-4661 or Pam.Hummel@crest-management.com.

VACANCY Volunteer Newsletter Editor

Seeking resumés for experienced editorial manager and/or graphic designer to fill vacancy. Resumés of experience should be sent to karen.janczak@crest-management.com.



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FOOTNOTES BOOK CLUB

Book Club this month will be held on **March 28** at the home of Jerry Lutz, with Carol Bright as discussion leader.

Off the Radar, by Cyrus Copeland, will be discussed. From the *Kirkus Reviews*, it looks like it will be in the desired tradition of our learning something new with all the books we read and discuss. Copeland wrote about late 1970s Tehran, the last days of the Shah's reign, and the repressive Islamic state. At the latter time, Copeland's father, Max, was caught illegally selling radar equipment for Westinghouse, which, like other western companies, was shutting down and liquidating assets prior to the Islamic takeover in 1979. Max was accused for spying for the CIA, was tried in an Islamic court and defended by his wife, the first female lawyer of the Islamic Republic.

Copeland, according to the *Kirkus Reviews*, "highlights his family's resilience in the face of challenging, unforeseen political circumstances. The author's personal immersion in his family's history helps him come to terms with his Iranian heritage and allows him to build a much-needed bridge between two very different but equally misunderstood cultures."

Cyrus M. Copeland presently is a resident of New York City, is a world-wide traveler, a public speaker, and is working on his next book. To find out more about Cyrus M. Copeland, visit www.cyruscopeland.com.

Kathy Hall, Book Club Coordinator
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To post online, here are some suggested sites:

- www.nextdoor.com (There is an urgent alert that can be sent!)
- www.sPCA.com/lostfound
- houstontx.gov/BARC
- www.findingrover.com (install free application)

For Cats/Kittens and Ferals

The Kitten House Rescue continues its mission of rescue, rehabilitation, spay/neuter and adoption for hundreds of abandoned and unwanted cats/kittens each year! Contact The Kitten House Rescue, LLC, Huntwick Village Shopping Center, 5050 FM 1960, Suite 103, Houston, TX 77069, 832-236-2643.

Trash Pickup

Regular trash service is on Mondays and Thursdays. Backdoor trash pickup is encouraged. When trash and recycling is not being collected, receptacles should be stored out of view from street (per Deed Restrictions).

Bulk Items: Bulk items should be placed at the curb along with your recycling on Thursday only.

Basic Recycling Rules: Please use only the recycling bins, as regular recycling trucks are automated and the bins are specifically designed for pickup by recycling trucks. Please wash out all food containers before recycling and break down all cardboard boxes. The provided "Recycle Cans" should contain only recyclable items and are picked up from the curb of each home on Thursday only.



New Baby?
Congratulations
on your new arrival!
 To arrange a "stork" set up in your front yard, please call Kathy Hall at 281-569-4967.

Newsletter Deadline

Deadline for the newsletter is the 10th of every month by noon. If you would like to see the number of pages we can utilize increase for community information, please let businesses know about the newsletter and have them place an ad by contacting Champions Printing directly at 281-583-7661.

Deadline for April newsletter is March 10 by noon.

Editor Barbara Smith • Email: OldeOaksEditor@gmail.com

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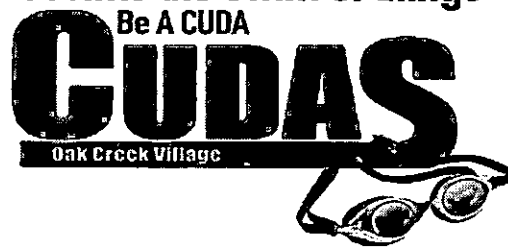
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Area Resident

Get into the swim of things



All children in Olde Oaks/Waterford Park, ages 3 to 18, are invited by Oak Creek Village to join the Cudas Swim Team. We teach children to swim – they just need to be (mostly) willing to get in the water. Our season runs from **April 25** through **June 16**. We're looking forward to an exciting time.

We are happy to welcome Coach Leane Theiss back to the team. She brings a level of experience, professionalism, and competitiveness that will make us stronger and better.

Registration will be on **Saturday, March 18** from 9 a.m. to noon at the OCV pool clubhouse. You can also register online at www.ocvcudas.com.

"I genuinely love swim team. It's a lot of work, but it's very rewarding to watch the kids get out there and swim their little arms off. Some of these kids start out deathly afraid, but by the end of the year they've caught the swim team bug," says Andrew King, incoming president of the team. "Personally, I've made lifelong friends while standing next to the pool screaming like a fool for these Cudas. For the neighborhood, I think it's the most fun and rewarding thing we'll do all year long."

The Cudas hold practice after school Tuesdays through Fridays beginning **April 25**. Practices end on **June 16**. Swim meets are held on Saturday mornings from **May 6** through **June 17**.

The Cudas welcome sponsors to offset costs. Information about sponsorship can be found on the website. Sponsorship includes a poolside banner, the company's name on the team's t-shirt, and written and verbal advertisement during home meets. Sponsorship paperwork is due by **April 21**.

For more information, visit www.ocvcudas.com. The Cudas are members of the Northwest Aquatics League.

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Friday and Saturday, March 17-18
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15307 Walters Road

Friday and Saturday March 31 – April 1
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That's what we do each Monday during the school year! We are a fun-loving group that loves to perform for seniors around our area, bringing them happiness and entertainment! Our schedule is just Monday – we rehearse, enjoy our sack lunches together, then off we go to sing and entertain!

You are invited to join us and become part of The Friendship Singers. We guarantee this is as heartwarming for you as it is for the senior lives we touch. For more information, please email us at thefriendshipsingers@gmail.com. We look forward to meeting you!



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39th Annual 1960

ST. PATRICK'S DAY PARADE

Sunday, March 12th, 2017 at 2 p.m. Come Join Us!!

The 39th annual FM 1960 St. Patrick's Parade will take place 2 p.m. Sunday, March 12 in support of the Cypress Creek EMS's program. Come watch all of the unique floats and join in waving and cheering on many of our local schools and organizations. Arrive early to get your spot to watch the event.

There's a vendor market at the mid-point of the parade in the Home Depot parking lot at 1960 and Gladebrook.

Traffic Details

Neighbors living in Olde Oaks and Waterford Park may want to plan their day around the event. The parade begins at 2 p.m. at the Wells Fargo parking lot at Champions Forest Drive and FM 1960 and Kuykendahl. To prepare for the big event, the road will officially close at 1 p.m., and if all goes as planned, completely reopen around 5 p.m.

Intersections at either end of the parade route – Champion Forest Drive and Kuykendahl Road – will remain open, but officers and signs will direct traffic away from the closed section of FM 1960. Police will open up intersections



after the parade moves through and that part of the route is clear. Still, large sections of FM 1960 will be closed for the bulk of the four-hour period, so it is wise to use detour routes during that time.

The primary detour route lies north of FM 1960. Refer to www.1960parade.com for updates or changes.

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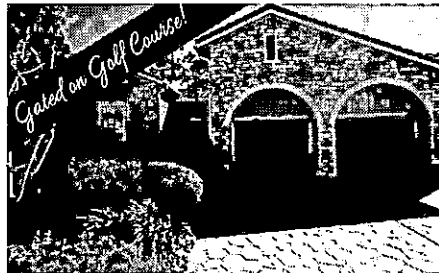
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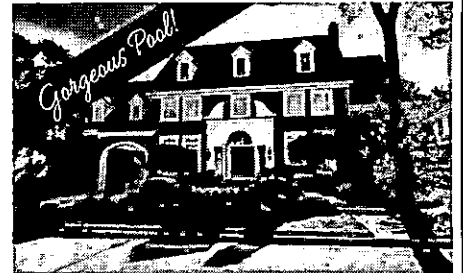
High Meadow Ranch | 29223 Sky Forest
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*Impeccable detail! The main house has 4948 sq ft with 4 bedrooms
 and 3 fireplaces, beautiful pool & relaxing porches front and back.
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Waterford Park | 15314 Beecham
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*Lots of natural light in this beautiful 4/4/3 home!
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Northgate Forest Place | 16115 Villa Fontana
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Northgate Forest | 2815 Cedar Woods
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