

Waterford Park

ANNUAL MEETING OF THE MEMBERSHIP OF OOCIA, INC.

February 8 • 7 p.m. • Wells Middle School • 4033 Gladeridge Drive, Houston, TX 77068

Attention All OOCIA Members (members are **homeowners** in Olde Oaks and Waterford Park subdivisions):

Do not throw away your proxy. Your proxy will be mailed to each homeowner's registered mailing address **January 18**. Do not lose or disregard this mailing. Be looking for this mailing from Crest Management. You must attend the meeting to receive a ballot to vote. If you cannot attend the meeting, you **must** have this directed proxy to vote. This will be explained below.

This year at the annual members' meeting you will be voting on two extremely important issues.

1. The Bylaws Committee spent many hours studying the Texas Property Code Chapter 209. The proposed changes include significant updates based on revisions in the Property Code since 1990. You can find a copy of this draft on the OOCIA website (www.oocia.org) and on the Olde Oaks section of the Crest Management website. Please read this draft and attend one of the five town halls that will be held to explain, discuss, and clarify areas of the draft. Town halls will be held **January 5, 19, 24, and February 2**. All meetings start at 7 p.m. and will be held at the MUD #44 building on TC Jester.

Voting on the updated bylaws is very important, and we want everyone to have an opportunity to become well informed before making a decision. Talk with your neighbors about this and encourage everyone to be informed and, most importantly, **vote**.

2. The second issue requiring your vote will be for the two Board positions expiring this year.

On **January 18**, Crest Management will mail to all homeowners' registered addresses:

1. the notice of the Annual Members' Meeting;
2. a copy of the proposed amended bylaws;
3. bios of those running for a Board position;
4. your directed proxy, to be used if you will not be attending the meeting; and
5. possibly a "Meet the Candidates" announcement with date and time. The meeting will be coordinated for any or all candidates who have declared a desire to run for a Board position and would like to use this opportunity as was done last year.

The ballot to vote is only given out at the Annual Meeting.

To cast a vote, you may:

1. **Personally attend the meeting, sign in, receive a ballot, vote, and turn in your ballot.**

If you are unable to attend the meeting and want to vote, you may:

2. Fill out the directed proxy you received in the mail. Name on the proxy who will cast a ballot in your place. Be sure

(continued on page 3)

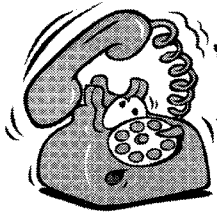
NOTICE TO HOMEOWNERS

OOCIA MEETING – JANUARY 24

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
Chuck Cornelius, VP, ccorneliusoocia@gmail.com
Patricia Ganer, Treasurer, pganeroociaboard@gmail.com
Susan Szota, Secretary, szotaoociaboard@gmail.com
Norman Nelson, At Large, norman.nelson@oocia.org

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 Liaisonjbrown@apex-staff.com, 713-302-9148

SCHOOLS

Spring ISD Schools www.springisd.org
Pat Reynolds Elementary School281-891-8240
Edwin Wells Middle School281-891-7750
Westfield High School281-891-7130

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 & Emergencies832-467-1599
Board of Directors: John Dougrey | Robert Skinner
Larry Foster | 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 Library281-376-4610
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
Membership281-440-4006

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

Membership of OOCIA - continued

to sign, address, and date the proxy. Indicate on the proxy how you want your representative to vote. Your representative will then attend the meeting, turn in the proxy, receive a ballot, and vote in your place.

3. Fill out the directed proxy you received in the mail, indicate how you want to vote, assign the Board Secretary to vote for you, and send the directed proxy to Crest Management to be received **before February 7**. If you wish to submit your proxy, you may email a scanned copy of your proxy and mail or fax it in by **February 7** at 3 p.m. to:

Olde Oaks Community Improvement Association, Inc.
c/o Crest Management Company AAMCC, PO Box
219320, Houston, TX 77218-9320, Fax: 281-579-7062,
Karen.Janczak@Crest-Management.com or
Pam.Hummel@crest-management.com

If you do not wish to vote but want your proxy to count toward a quorum:

4. Fill out the directed proxy you received in the mail and indicate you abstain from voting but want your proxy to count toward establishing a quorum.
A quorum is ten percent of the votes/lots or 167 votes.

Important:

- Proxies must be signed, addressed, and dated.
- Nominations may be taken from the floor during the election process.
- One vote per Lot.
- Voting for a Board member is very important. You should have a good idea of the ethics, responsibility, fairness, lack of personal agenda, and other characteristics of the person you are voting for.
- It is not advisable to give your proxy to someone who simply asks for it. Know well who you are voting for and why and make that assignment on your proxy before you give it to anyone to represent you.
- All property owners have the right to vote, despite language to the contrary in the dedicatory instruments.
- All votes must be in writing and signed by the owner. Electronic votes will be deemed signed and in writing.

If you are interested in serving the community through a Board position, remember that others need to know who you are and why you want to serve. Please be sure to declare your desire to run as early as possible. Responsible homeowners will want to know as much as they can about who is going to be representing them.

Should you wish to have your name placed on the ballot that will be handed out at the meeting, please contact Karen Janczak at 281-945-4632 or Karen.Janczak@crest-management.com by the end of business by **February 7**.

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OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors' Meeting Agenda

Date: Tuesday, January 24, 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

ADVERTISING INFORMATION

The *Olde Oaks Community Newsletter* is published monthly for the residents of *Olde Oaks*. It is made possible by your neighborhood businesses and friends from ads purchased in the newsletter. Please support these businesses. If you would like to help sponsor this newsletter by purchasing ad space, please call **Champions Printing & Publishing, Inc.** at 281-583-7661 by the 10th of each month. Please submit classified ads directly to your editor.

LETTER *From the President*

With the coming HOA election, we're in the unique position of looking forward while also looking back at the year's close.

Shortly after the election, we made the fortuitous decision to remain with the sheriff's deputies. And while there have been sporadic misdemeanors, community members have worked with our officers to follow through on incidents and minimize extreme crimes. Even as membership has changed, our deputies have still maintained a high level of service.

Beginning with turnout at last February's election, and followed by participation in the community potluck, there's been some great community member involvement in local events. Committees in finance, bylaws and strategic planning have brought new ideas and additional problem-solving to community issues.

We've made strides in accounting for community funds. Transitioning from a cash basis to an accrual basis has allowed us to evaluate monthly performance of budgeted expenses

and income. And after years of deficit spending, recent budget decisions have placed us back on the path to financial stability.

We pursued these measures for the long-term good of the community. To keep OOCIA a great place to live demands we live in the present, but also plan for what is to come. With this in mind, please participate by voting in the upcoming election.

We also ask that you read the new proposed bylaws. Changes will bring us in compliance with Texas law as well as simplify execution. Several town halls are planned. Please see the article in this newsletter and take the time to get the facts.

On a personal note, if you need more time to pay your HOA fees, a payment plan is available. Please contact Crest Management to avoid additional fees.

Thank you again for your support. We wish you the best in the coming year.

Regards,
Torrence Smith

If you intend to run for a Board position, please submit your bio for the newsletter by January 10!



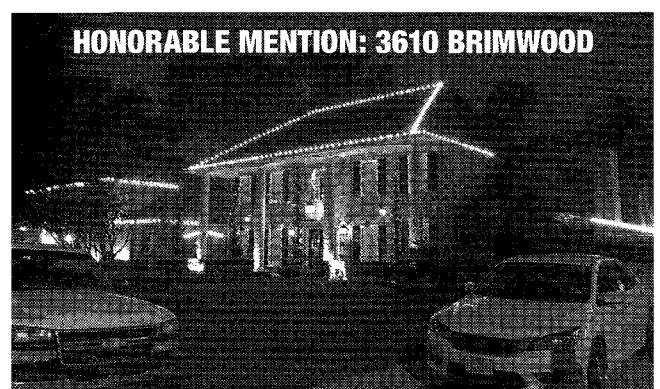
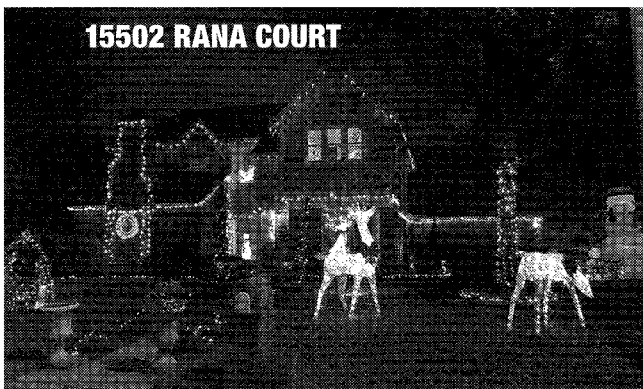
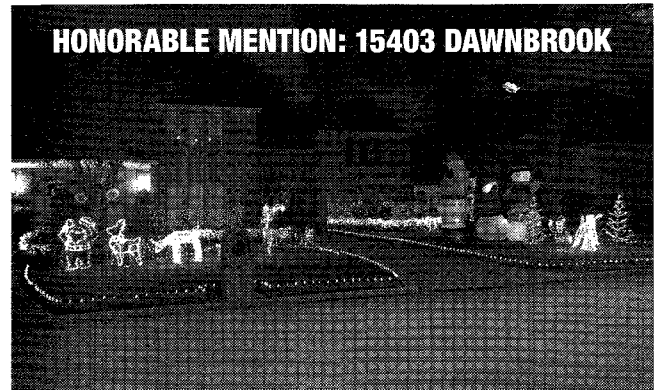
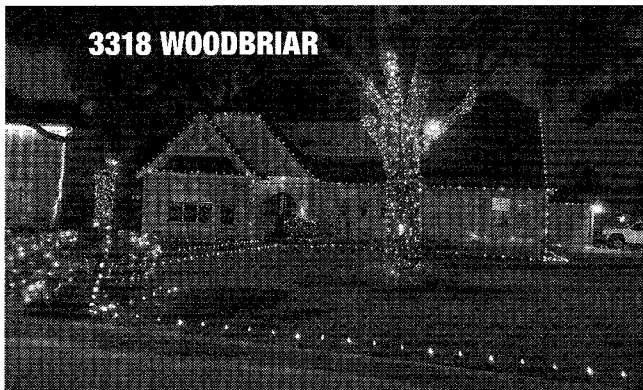
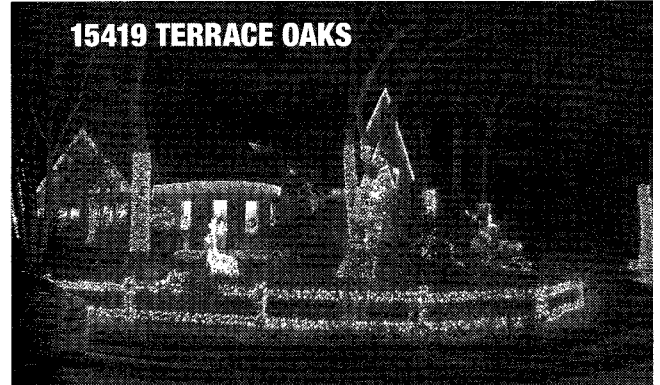
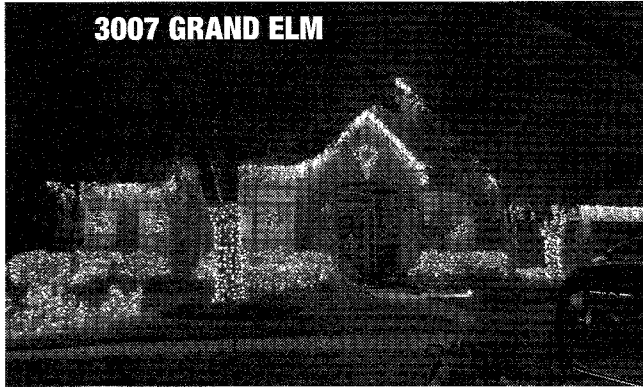
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WINNERS!!! Christmas Lighting Contest

Congratulations to the 2017 Christmas Lighting Contest winners! The homes around the neighborhood were all beautiful. Many residents put so much effort into decorating! Dancing snowflakes and glistening icicles adorned many roofs. There were many twinkling reindeer, snowmen, and Santas everywhere. There was no shortage of the joy in our neighborhood.

*Wishing you and yours a wonderful holiday and a joyous new year,
Susan Szota, Szotaociaboard@gmail.com*



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2017 Election Call for HOA Candidates

Consider a Board Position!

We have two Board of Director positions that will expire this year. If you are considering running or would simply like to have more information about the governing of this community, please contact Karen Janczak with Crest Management (karen.janczak@crest-management.com), the Nominating Committee through Pat Ganer (pganeroociaboard@gmail.com), or you can contact any other Board member. Bios of candidates will be sent out with the annual meeting notice on **January 18**.

The Nominating Committee is available to help candidates meet deadlines, navigate the election process, and understand the duties and responsibilities of the positions. It will also help coordinate a "meet and greet," allowing neighbors to be more informed about who they are voting for.

You may think you don't have time, that you have not been on a board before and don't have the experience, that you can't miss a meeting, or you won't be able to handle the uncomfortable parts of being on the Board.


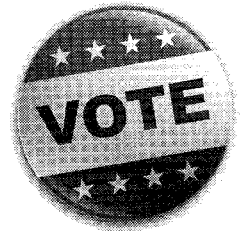
My experiences as a new Board member this year most certainly were not without challenges. I had a lot to experience and learn, as in every situation, every job, no matter who you are or what you know. There is a sense of pride in growing from difficult experiences and just making it through some of them. I'm afraid I must tell you the pay isn't all that good; as a matter

of fact, I have put money into this position. Along with no pay, you are not always going to get huge lines forming to thank you for all the time you have taken from your family or simply wasted on something that you deleted later.



But I am going to tell you this has proven to me to be an amazing neighborhood! There are so many homeowners here who admire the Board's efforts, perseverance, and patience. There have been so many times in so many ways I was aware I was appreciated. Time and time again I read about neighbors helping neighbors and know this is a considerate, caring neighborhood. I still out of the blue will have someone I've never seen, or have barely met, thank me for what the Board has done this past year. This Board is a unique set of personalities, yet we blend so well and have overcome a lot to attain the goals we set in the best interest of those we represent.

Please, join us. Volunteer for a two-year Board term or at least be thinking of a committee or way to help next year. I promise you'll feel good about it.

For questions or more information, email pganeroociaboard@gmail.com.




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REMINDER

Assessments due January 1, 2017



Our Assessment Fee Increased

Here are some facts associated with the fee increase. The 2017 Assessments for Olde Oaks Community Improvement Association and Waterford Park are \$633 per lot.

1. Assessment fee increase was announced October 25 at the monthly Board of Directors meeting.
2. Fee increased by ten percent; in other words, \$58 from the prior year, or at \$4.83/month/lot.
3. Bills were mailed November 29, 2016 notifying of the additional \$58/lot. Notification was included with the bill to save postage fees for the members. The assessment fee is not late until after **January 31**.
4. 2017 budget and fee increase were explained and discussed at the October meeting. This information was also published in the December newsletter and sent to every homeowner. If you haven't gotten a copy, contact a Board member.
5. **Payment Plan**

What happens if something goes wrong and you won't be able to pay off what you owe in fees by **January 31**?

- **Sign up for a payment plan!** 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 at 281-945-4632 or Karen.Janczak@crest-management.com.

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

6. The Board voted not to increase fees to the full amount necessary to balance the budget. The Board preferred to instead increase this year's assessment fee by half and then pledged to try and find ways to cut expenses to cover the rest.

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.

For more information, contact Felita Henderson at 281-945-4646 or felita.henderson@crest-management.com, or visit us online at www.crest-management.com. Contact Pat Ganer at pganeroociaboard@gmail.com for questions and/or suggestions for budget cost reduction ideas.

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Amended Bylaws

Town Hall Meeting Dates

Dear members of the Olde Oaks – Waterford Park HOA,

As you may be aware of by now, the bylaws governing the Board of Directors for the Olde Oaks – Waterford Park HOA underwent review and updating this year. In order for these recently amended bylaws to become a dedicatory instrument for use in the HOA, the bylaws must be voted on and approved by you, the members. These 2016 amended bylaws are available in electronic form on the OOCIA website at <http://oocia.org>.

In addition to the copies of the 2016 amended bylaws available on the web, the Bylaws Committee will be hosting a series of town hall events at the MUD building. The goal of the town hall events is to provide a forum for civil discourse regarding the 2016 amended bylaws. The topics addressed will include the document review process, overview of Texas Property Code Chapter 209 and, of course, an examination of the 2016 amended bylaws. Each article in the bylaws will be covered, including subjects such as elections, Board members versus officers, and financial management. A meeting structure of review/discussion, review/discussion will be adopted to allow for feedback on each article. Each member is encouraged to review the 2016 amended bylaws documents available.

In order to provide an opportunity for each member of the Olde Oaks – Waterford Park HOA to attend a 2016 Amended

Bylaws Town Hall meeting, the following dates and times are being offered for your convenience:

January 5	7-9 p.m.	MUD Building TC Jester
January 19	7-9 p.m.	MUD Building TC Jester
January 24	7-9 p.m.	MUD Building TC Jester
February 2	7-9 p.m.	MUD Building TC Jester

Remember, membership will need to approve these proposed 2016 amended bylaws at the 2017 Annual Members Meeting.

The Bylaws Committee looks forward to your participation in these town hall events. For questions or more information, email pgraneroociaboard@gmail.com.



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Featuring: Dr. Todd Worley
Bariatric and Metabolic Surgeon

WEDNESDAY, FEBRUARY 1 | 6 P.M.

Featuring: Dr. Dexter Turnquest
Bariatric Surgeon and Medical Director

Houston Methodist Willowbrook Hospital Conference Center - First Floor
18220 State Highway 249, Houston, TX 77070

For more information and to register, visit houstonmethodist.org/events
or call **281.737.2500**.

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Retrouvaille™ – A Lifeline for Marriages™ is a three-phase program to help couples heal and renew their marriages. Do you feel lost, alone, or bored in your marriage? Are you frustrated, hurt, angry or constantly fighting? Have you thought about separation or divorce? Does talking about it only make it worse?

Retrouvaille provides marriage help! A Retrouvaille Weekend is **not** a spiritual retreat and not a marriage encounter or marriage seminar. It has been helpful for many married couples going through some tough times. Couples of all faiths and those with no faith tradition are welcome and encouraged to attend. Program costs are affordable and vary by community. No couple is ever denied the chance to heal their marriage based on any financial barrier. To learn more about the Retrouvaille program, visit www.HelpOurMarriage.com or call 800-470-2230. The next Retrouvaille Weekend for the Houston area is **February 17-19**. For registration information, you can contact Janie or Dennis at retrovidj@sbcglobal.net or 713-529-6242. All contacts are held in the strictest confidence. Retrouvaille is a 501(3)(c) nonprofit organization.


Happy New Year to Everyone!

Chuck's Beat – Deputy Patrol

by Chuck Cornelius, Vice President

The holiday season is here. Please do not leave packages, purses, cell phones, or keys in your vehicles. If you see something suspicious, report it! Pay attention to your surroundings and those of your neighbors. Report **all** persons and vehicles that do not belong in and around your residence.

To avoid letting criminals know what you got this holiday, please **break down** your boxes when placing your trash out this season.

Call the Sheriff's Department first, then post on social media. To request a contract deputy to contact you, call nonemergency/informational at 713-221-6000.

www.iwatchharriscounty.com

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

Call 9-1-1 to report any emergency, and 713-221-6000 for non-emergency calls.

With the iWatch app, you can report criminal activity anonymously to the Sheriff's Department. Please download and use this app. If you have a vacant house near you, please send Pam at Crest Management an email, as well as myself. Pam will make checks on the property and advise the Board if upkeep is needed. I will get these properties on a frequent checklist with our patrol deputies.

Anonymity is available when reporting any incident. If you have any questions, please contact Chuck Cornelius at ccorneliusocia@gmail.com.

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YARDS *of the* MONTH

The Beautification Committee will resume selecting Yard of the Month winners again in March when the leaves are finished falling and yards are done being raked, signifying our short "winter" is over. The Christmas season was busy with family and friends, holiday parties, and neighbors getting together. Driving around the neighborhood, many homes were colorful and festive. Choosing a winner for the Lighting Contest was not easy. We love that you made it hard finding the winners.

The Beautification Committee has done an amazing job this past year following up and contacting winners of Yard of the Month. Thank you to all of the volunteer committee members. A special thank you to all the residents. We look forward to seeing the spring blooms and thank each and every resident for the time and care that you take to make our community a beautiful place to live.

Susan Szota, Szotaociaboard@gmail.com

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 February newsletter is
January 10 by noon.**

Editor Barbara Smith • Email: OldeOaksEditor@gmail.com
Mail to 15714 Winding Moss

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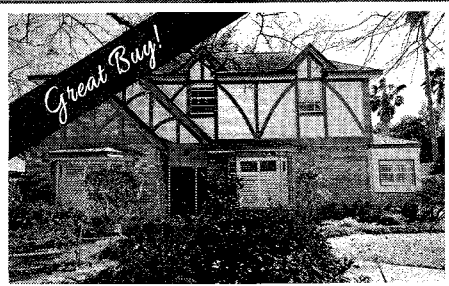
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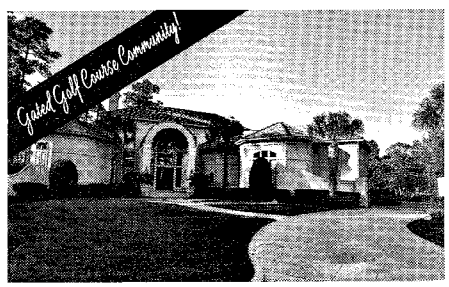
Please contact me today if you are interested in buying or selling your home.



Olde Oaks | 15006 Lantern Creek
 \$219,900 | MLS# 932227424 | 3420 sq. ft.
Many updates throughout this 4/2.5/2 with two living areas and nice patio to enjoy the outdoors. So much house for the money!



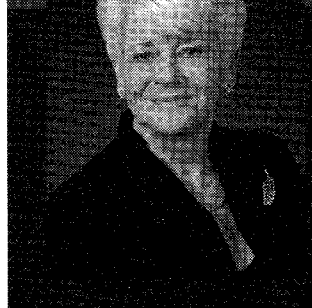
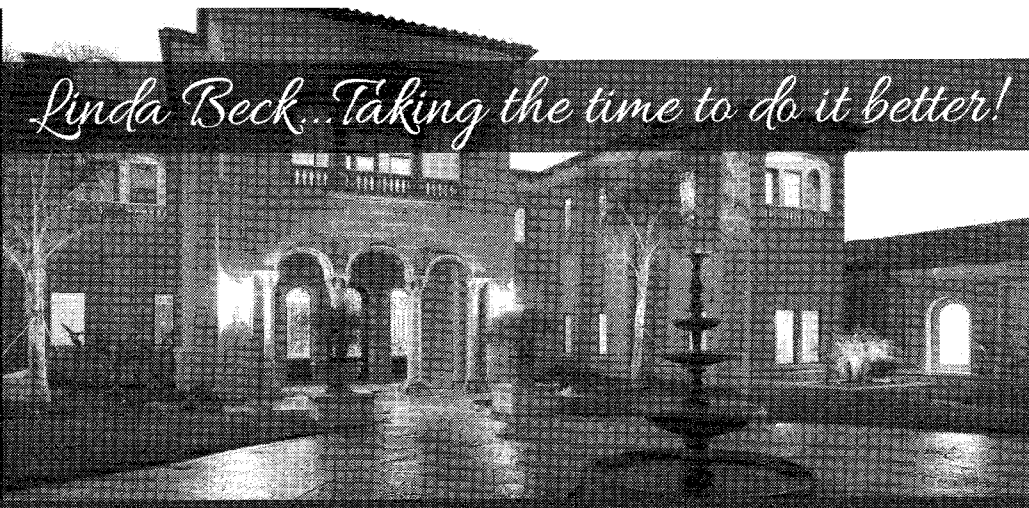
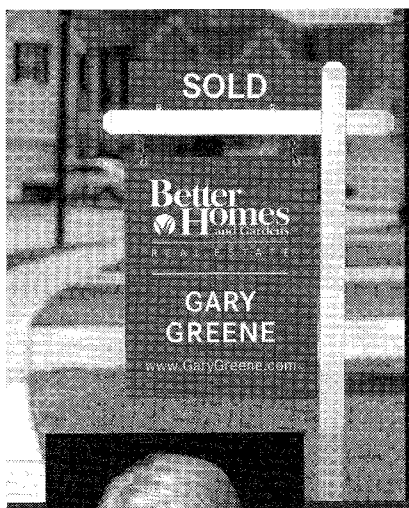
Northgate Forest Place | 16115 Villa Fontana
 \$429,000 | MLS# 46763733 | 3011 sq. ft.
Patio home living at its finest! Wow, beautiful 3/2.5 one story in gated enclave. Situated on golf course with pond. Beautiful views! 3 car garage.



Northgate Forest | 16815 Southern Oaks
 \$1,345,000 | MLS# 30569041 | Over 7000 sq. ft.
Absolutely stunning 4 bedroom home. 4 full & 2 half baths. 4 car garage. Views of golf course and pool are fabulous!



Waterford Park | 3023 Smokey Hollow
 \$330,000 | MLS# 82092138
Elegant home backs to greenbelt. Over 4000 sq ft with 4/3.5/2 and two living areas, plus study. Nice spa in the backyard.



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