



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION



Join your neighbors for OOWP Plant Exchange! Bring plants divided from your garden beds, container plants or seeds to share. While you're at it, pack up anything else you might like to swap, including gardening books you've already read or tools you no longer need. Bring your tips for care and planting, too. **April 16**, 10 a.m. at the MUD #44 building parking lot (north end of TC Jester). Join the chat on Nextdoor.com for more information. See you there!

Join in OOWP Potluck Picnic Planning

OOWP Potluck Picnic organizers met to plan the first annual neighborhood potluck picnic at the MUD #44 Bldg. at 16030 TC Jester. Date and time are still being established, but rumor is to mark your calendar for **May 14**. Debbie Aiello and her team of organizers are planning to have karaoke, games, music, photographer, face painting and tons of food and soft drinks. All food will be inside. Be watching for additional information coming soon. Donations by area businesses of paper products, ice or any services would be welcomed. Join Nextdoor for more updates. Private message Debbie with any additional questions or ideas to help make this a great community event.



LETTER *From the President*

Our unusually warm winter has brought mosquitoes along with it. Effective March 15, we started spraying twice per week in the evenings. Please keep this in mind if you allow your pets or children on the front lawn. The application is during dusk. If you are concerned about your pets, please bring them indoors during the evenings.

Warm weather also brings out neighbors. A community-wide OOWP Potluck Picnic is being organized. The tentative date is **May 14**. Watch for future announcements. We encourage everyone to enjoy this opportunity to interact. And of course, please bring a dish.

We're following through on our promise of financial due diligence. Several experienced financial professionals made the initial finance committee meeting successful. We drafted an initial charter and a body of community projects. See the finance committee report inside for further details.

Our intention is to continue to provide you the best and latest community information. We will be publishing further editorial guidelines to ensure the newsletter remains focused on the needs of the community. Together, we'll continue to make Olde Oaks a great place to live.

Regards, Torrence Smith
torrenceociaboard@gmail.com

NOTICE TO HOMEOWNERS

NEXT OOCIA BOARD MEETING TUESDAY, APRIL 19 AT 6:45 P.M.

Residents are invited to attend General Meetings.
MUD #44 Bldg. at 16030 TC Jester

Contact Crest Management at 281-579-0761
for specific property or account questions.

Board Meeting minutes available at www.oocia.org



Find us on:
facebook.



Olde Oaks and Waterford Park



Our Community Engagement Committee has been busy building teams of volunteers to organize events aimed at engaging our residents. Susan Szota has been busy communicating with residents and encouraging everyone to get involved. The events are self supported and creatively funded without HOA funds. Each event is organized by volunteer residents enthusiastic to participate and ready to have some good neighborly fun. Look for some of the community events that your fellow neighbors have initiated and are hoping all residents will attend. For more information on how to participate, contact Susan Szota, szotaociaboard@gmail.com

COMMUNITY GARAGE SALE APRIL 8 and 9

It's here, rain or shine. There is still time to participate. Send your name, address, email, phone number and a description of some of your offered items. This information will be kept private and will be used for our committee to develop a Google map and make contact with you for this event and community related events. If you have questions, please forward them to oociagaragesale@gmail.com.

You will be provided with a printable PDF to share with people who attend your sale to guide them to others' homes that are participating. We have a Facebook page to enable us to submit this to all of the area online Facebook Buy, Beg and Barter sites to help promote our sale. Please take a moment to join our Facebook group so that you can begin uploading photos of some of your featured items. These listings will help drive buyers to your sale to purchase. Join Facebook "Beg, Barter, Buy and Sell Olde Oaks and Waterford Park" if you have not done so yet.

Please consider signing up with a neighbor and conducting a combined sale if you do not want to be alone on your property selling. We suggest that anyone who does not have assistance or a helper at your sale send an email to oociagaragesale@gmail.com and we will try to help pair you with someone to do a combined sale. Email to oociagaragesale@gmail.com is best, but for those who aren't tech savvy, call 281-880-8662 and clearly provide your name, address, contact phone number and days of participation to ensure you get added to the list.

SECURITY AT YOUR GARAGE SALE

We will stress again the importance of safety. Safety is a key concern when inviting complete strangers to your home.

- While your garage sale is being conducted, keep all exterior doors locked at all times.
- Do not let strangers know your living situation and do not let strangers into your home to use a phone or the restroom.
- If you have a garage door that leads directly into your home, lock that door throughout the sale.
- Garage sale early bird shoppers are not uncommon. Be prepared and watchful for early guests.
- Use the buddy system during the event and do not leave the garage unattended.

- Plan to stay with the garage sale throughout the day and prepare lunches so that there are no distractions that take you away from your goods.
- Position yourself where your neighbors can see you from the street as they drive by, and always keep a cell phone with you.

If you do not plan to participate in the community sale, make sure that you keep your garage doors and doors locked to your property if you are home or away. Do not display anything that a criminal would be attracted to. Be watchful for your neighbors who are and are not participating. If you have an uncomfortable experience or suspect criminal intent, report it to our contracted officers through our non-emergency phone number.

Whether you plan to participate or not, designating Community Garage Sales helps our community provide a good alternative for random individual garage sales, coordinates security awareness on the designated days, and creates a good opportunity to meet neighbors and a method to safeguard curb appeal by discouraging deed restriction prohibited signage.

IDEAS FOR AFTER THE GARAGE SALE

So maybe not all your "treasures" sold and you're pleased with the promise of the "less cluttered" look. Don't lose ground! Follow through and extend your efforts with local consignment shops, eBay, Nextdoor or Facebook. Or consider helping out local non-profits by donating useful items. Did you know some non-profits will even pick up large items such as furniture? Don't forget to get receipts for your tax deductible donations. Some nearby non-profits include:

Northwest Assistance Ministries	281-885-4545
Salvation Army	281-397-7481
Goodwill	281-397-6656
Habitat for Humanity NWHC Restore	281-890-5585

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.harriscountysoc.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



EFFECTIVE COMMUNICATION AND TIMELY REPORTING

by Chuck Cornelius – Vice President • ccorneliusoocia@gmail.com

In an ongoing effort to effectively communicate with our residents and respond to each residents' need and safety concerns, it is imperative that any complaint about our deputies' law enforcement response must be addressed immediately and not days, weeks, months, years later. I personally read Nextdoor and Facebook along with emails sent to me, and I can address most "complaints." Some complaints must go through the proper channels after I receive them, so in that case the response may take a little more research or interaction to find the answer. Message me the concern/complaint and I will look into it.

During my 27 years in law enforcement, no one is perfect 100% of the time. Miscommunication or lack of communication is the most common human error. I am your voice when this happens. We can't fix it if we don't know what is broken.

If there is a response time issue related to a call you made, call 713-221-6000 and ask for the watch commander. They can address your question and/or send a supervisor out to you. Any other questions can be sent to me or our contract Sgt. J. E. Romine at the Cypresswood Station.

OOWP COMMUNITY SAFE PROGRAM

Whenever you have information about suspicious or criminal activity and report it to the Harris County Sheriff's Office, it is helpful and contributes to the safety and betterment of your community. These reports are available between law enforcement as communication to fortify their efforts to stop crime. In Olde Oaks and Waterford Park, we have HCSO deputies who patrol our neighborhood, and they encourage you to call in your information to the number listed below. Anonymity is available. It is more effective to call immediately while it is occurring. Still call if it has already happened.

To request a contract deputy to contact you, call nonemergency/informational at 713-221-6000.

If you have any questions, please contact Chuck Cornelius, ccorneliusoocia@gmail.com.

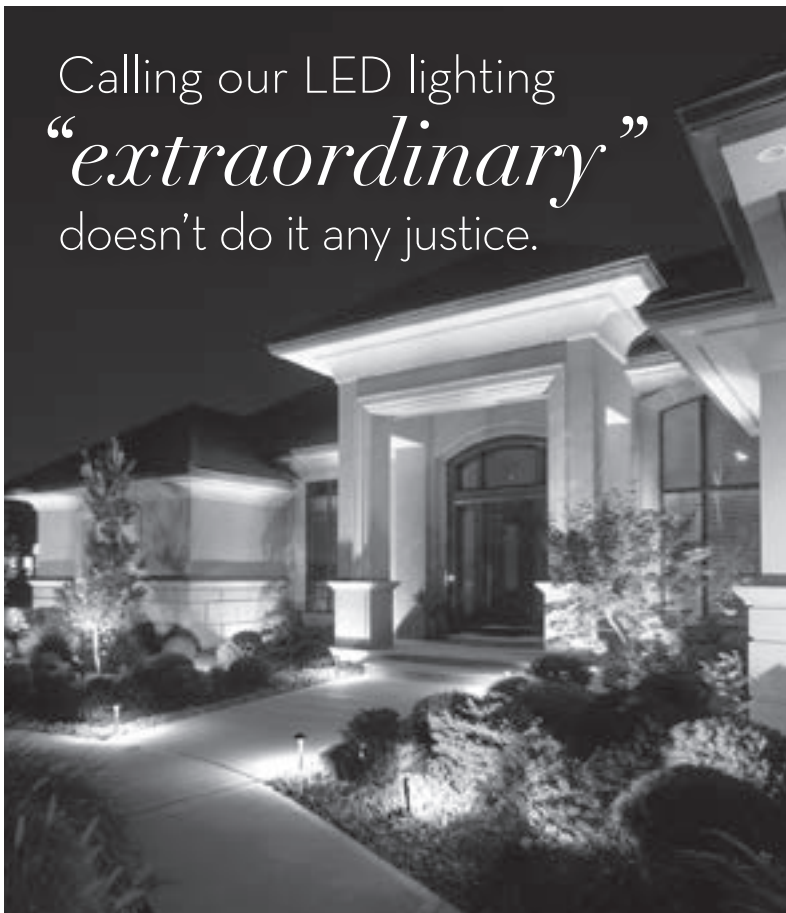
Newsletter Deadline

The newsletter provides residents information about the neighborhood, activities and scheduled events. Articles promoting community and event announcements may be sent to Olde Oaks Editor via email or front porch delivery. Please do not drop in U.S. mailbox. All submissions must be signed and dated.

Deadline for May newsletter is April 10 by noon.

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

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SHERIFF'S DEPARTMENT MONTHLY PATROL STATISTICS

FEBRUARY 2016

Category	Incident
911 Hang-Up Call.....	1
Alarm – Silent/Panic.....	1
Alarm – Home Security.....	19
Assault.....	0
Burglary – Home.....	0
Burglary – Vehicle.....	1
Criminal Mischief.....	0
Disturbance – Loud Noise.....	4
Disturbance – Animal.....	0
Domestic – Prevention.....	1
Domestic – Violence.....	1
In Progress.....	1
Medical/Fire.....	3
Neighborhood Check.....	506
Robbery – Aggravated.....	0
Robbery – Individual.....	0
Sex Offender Check.....	0
Suspicious Person.....	8
Theft.....	1
Telephone Harassment.....	1
Vacation Watch.....	1
Vehicle – Accident.....	0
Vehicle – Abandoned/Disabled.....	2
Vehicle – Speeding.....	120
Vehicle – Suspicious.....	0

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Enjoy the Convenience of Not Carrying Your Trash to the Curb.

Your household waste is picked up at your back door. No cans to carry back from the curb, no hurrying home to make sure the trash cans don't fly away on rainy days. Enjoy the safety and privacy of WCA's service, knowing that your trash is not accessible from strangers who may sort through your can before it is picked up. Let WCA help you remember to take the trash out for you.

1. **Trash pickup days are Monday and Thursday.**
2. **Backdoor pickup of residents' household waste** should be packaged in containers such as sturdy plastic garbage bags or standard 45-gallon plastic trash cans. Trash cans in enclosures must be easily accessible from the driveway. Collections are made between 7 a.m. and 6 p.m. Any collection not completed on scheduled collection day will be completed on the immediate following day, excluding holidays.
3. **Yard waste is picked up at the curb.**
 - a. Leaves, grass clippings or other small vegetative matter should be placed inside your trash can or in sturdy plastic bags.
 - b. Tree branches should be less than three inches in diameter, and shrub trimmings cut and tied and bundled in four feet lengths and weigh less than 40 pounds.

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c. A maximum of eight bags and/or bundles will be picked up per pickup day.

4. **Holiday schedule:** WCA observes New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. If your trash pickup day falls on a holiday, your trash will not be picked up. It will be picked up on your next regularly scheduled pickup day following the observed holiday. If the holiday does not fall on your regular trash pickup day, it will be picked up on both of your scheduled days. For other holidays trash will be picked up subject to landfills being open.

5. **Bulk items and light construction trash collection:** Placed at the curb on **Thursday**. Bulk items include items such as small pieces of furniture (including couches under five feet) white goods, refrigerators (with Freon removed and tagged), washers, dryers and water heaters, etc. **Bulk items not picked up:** do not put at curbside. Couches longer than five feet, hide away beds, large pieces of furniture, and furniture with metal parts inside, auto parts and large pieces/rolls of carpet will be picked up by request and billed to the individual homeowner.

Excluded Items: Hurricane or storm trash and tree trunks and large branches; acids; batteries; car parts; car tires; chemicals; construction trash (to include concrete, large quantities or rolls of carpeting, fencing, construction material and debris); dirt; garage door openers; hazardous or toxic or radioactive waste; large pieces of glass (must be broken and placed in cardboard box and weigh less than 40 pounds); gravel; human or animal fecal waste (if not

contained in plastic bag or closed boxes so contractor employees do not come into direct contact with fecal material while loading into truck); large sofas and/or sectional chairs, recliners, sleepers, and furniture with metal frames; metal items; paint; petroleum products or filters; refrigerators (if Freon is not removed and refrigerator tagged); rocks; sand.

a. Homeowner may call Customer Service at 713-526-1536 and arrange for pick up of excluded items at a negotiated price. If lines are busy, your call will be returned promptly in the order in which it is received.



With graduation for high school students coming up and college graduations just around the corner, we would be honored to recognize our community's graduates. Please send your student's name, parents' names, school presently attending, activities and honors, and future plans. You may also email a photo of your graduate to accompany bios. Send to oldeoakseditor@gmail.com by noon **April 10** to be included in the May newsletter.



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OUR COMMUNITY NEWSLETTER

Our community newsletter is our connection – the residents of Olde Oaks and Waterford Park. Sharing information builds and strengthens a community. Content directed toward local technical issues such as maintenance of HVAC systems, planting, winterizing your home, or charities, etc., is welcome. Event dates and community event notifications are encouraged. We are interested in hearing from you. The newsletter follows the Communications Committee Charter in agreement with Champions Printing usage agreements. The charter's primary mission is to inform residents of progress in established committees. Committees nurture growth and development of the community. Committee reports take precedence over most other content. Copyrighted material is prohibited per usage agreements with Champions Printing, our publisher, and federal law on copyright infringement. The number of pages of the newsletter is solely dependent on advertising sales for the given month. 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 direct at 281-583-7661.

If you have something you would like to share, contact Barbara Smith at OldeOaksEditor@gmail.com.

OLDE OAKS AND WATERFORD PARK ADDRESS REGISTRATION

Receiving timely notifications allows effective communication. Homeowners and residents will also be included in community related correspondence.

Please print all information

Name: _____

Address: _____

Email: _____

Phone: _____

Spouse Name: _____

Spouse Email: _____

Spouse Phone: _____

Rent Home Own Home

Select this if you are interested in being added to future Residential Directory (If you do not wish to have your telephone number published, write "Unlisted" next to number.

Mail To:

Olde Oaks Community Improvement Association, Inc.
c/o Crest Management Company
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Houston, TX 77218-9320

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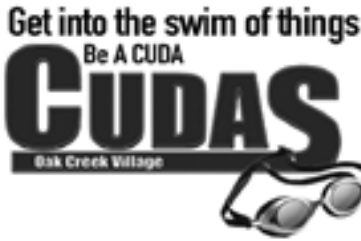
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The OCV Cudas Swim Team registrations can be done online at www.ocvcudas.com or in person **April 10** from 2-4 p.m. Swim practice begins **Tuesday, April 26** and goes through **June 17**.

Registration is open to children, ages three to 18. Oak Creek Village invites Olde Oaks and Waterford Park residents to participate. The pool is located at 4068 Gladeridge Drive, Houston, TX 77068.

Cudas are a competitive neighborhood swim team, organized under Northwest Aquatics League. Cudas practice Tuesday through Friday and have meets on Saturdays during the months of May and June. Although they are primarily a competitive swim team, OCV also accepts registrations for children who do not already know how to swim. Children as young as three years old who will get in the water and work with one of our coaches or older swimmers, as well as older children who are not water safe, are welcome to register.

As with any volunteer organization, this is not a drop-off opportunity for parents. Every parent is requested to be involved! There are many ways to volunteer, and they can help you find one that fits your availability. You can register online. Registration information and practice times are online at www.ocvcudas.com If you have questions, please email ocvcudas@gmail.com.

Brent and Brenda Barnett, Presidents, OCV Swim Team



On **April 26** we will meet at the home of Terri Checkles with Virginia McGriggs as the discussion leader for Barbara Kingsolver's *Flight Behavior*. This is another new author for us, although many may have read *The Poisonwood Bible* at some time. Kingsolver is an American prize-winning novelist, essayist, and poet who was born in April 1955 and raised in Kentucky and briefly in Congo. She has degrees in biology from DePauw University and the University of Arizona.

*Kathy Hall, Book Club Coordinator,
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Mosquito Spraying Program started March 15

We are preparing for arrivals ... of mosquitos.

According to Cypress Creek Pest Control "During periods of high rainfall, the mosquito population will increase, but will usually not decrease during drought because people begin to water their lawns and create artificial breeding areas in sewers. Communities adjacent to underdeveloped land with standing water can expect to have a constant supply of adult mosquitoes ready to invade."

Cypress Creek Pest Control's fogging is designed to **control** pest mosquitoes that spread malaria, encephalitis, Dengue fever, West Nile Virus and the new reported Zika virus. In no way can any mosquito program totally eliminate mosquitoes. A mosquito control program can only keep the mosquito population in a specific area at an acceptable level. The board of OOCIA has contracted with Cypress Creek Pest Control to provide mosquito spraying bi-weekly which started March 15, instead of the contracted start date of **April 1** due to the large recent rainfall.

Spraying for our area occurs after 9 p.m. Cypress Creek Pest Control dispatch truck goes down every street and disperses a fog from a ULV (Ultra Low Volume) fog generator. Spraying is done from the curb toward the front of each home; they state that the spray has some effect toward the back of the property. Spraying in the backyard is a responsibility of the property owner. Cypress Creek Pest Control, along with other local companies, offers services if the homeowner would like to independently have their yard sprayed to assist in controlling the mosquito population. Spraying can be done easily with sprayers as a do-it-yourself from any outdoor yard center or from monthly spraying and misting systems available locally.

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FINANCE CORNER

by Pat Ganer, Treasurer
 pganeroociaboard@gmail.com

This month homeowners will start to see the effort of a newly formed committee of residents who have volunteered to help review, update and advise the OOCIA Board on financial aspects.

We will be conducting a two-year audit using Canady & Canady for tax years 2014 and 2015. We will announce and share the report when the audit is finalized.

Karen K. Abramski, CPA, has been named Assistant to the Treasurer. She will be assisting in the gathering and review of financials and advising the Board on fiscal decisions.

Finance Committee

The Finance Committee was formed to bring together resident professionals with operational and financial expertise to review and advise on the financial well being of the community. The current budget process and accounting practices will be documented to create guidelines ensuring the integrity of financial statements and transparent disclosures to the homeowners. These guidelines will also provide future boards with consistent financial practices including budget and the appropriate reserve amounts. Above all, the required fiduciary responsibility of accurately representing the desires of the majority of homeowners throughout all financial decisions will be stressed.

The committee will also produce a simplified monthly report from which any homeowner will be able to see income and all

expenses in more precisely reported category divisions and projects with all involved expenses. Homeowners have also asked to see the yearly/daily operating expense amount and how projects impact that amount, therefore depleting the money left to go to special projects and general bills. This will be included. Understanding this is research-intense, it should be partially completed if not totally by the middle of April.

It is the mission of the Finance Committee to provide guidance to the Board by promoting accurate financial reporting, a reliable budget process, and appropriate reserve balances. Guidance will focus on fiscal stability and ensure transparent disclosures to homeowners.

Bylaws Committee

The Bylaws Committee was formed to bring together engaged residents to review all of the documents that have been written and enacted throughout the OOCIA history to compare them to the OOCIA Bylaws currently in effect for the purpose of determining whether amendments are necessary. The focus of the Committee's attention will be to address protecting homeowners' rights, setting appropriate limits of action for the Board, determining and documenting spending limits for Board authorization, ensuring community involvement and input is sought and obtained prior to specific types of transactions involving significant expenditures.

Community Impact

This committee is being formed to establish communication and announcement to residents of upcoming state and local political, educational, and environmental issues related to our residents. If interested in participating in this committee, please contact Pat Ganer at pganeroociaboard@gmail.com.



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Lush landscaping with pool and spa!*



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club community. Located on quiet street.*



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enclave of Northgate Country Club.
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