



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

Focus on Safety: Our Sheriff's Deputies

Scott Shaffer was born in Dubuque, Iowa and raised in places as varied as Caracas, Venezuela and Aruba. He and his family have lived in the Klein area since the early 70s; Shaffer graduated from Klein High School in 1978.

"When I was younger, there were three things I swore I would never do," laughs soft-spoken Deputy Shaffer, "get married, join the military, and go into law enforcement." After spending four years in the U.S. Navy, Shaffer says that becoming a deputy was a natural transition.

As a 24-year veteran, he knows he made the right career decision. The part he enjoys most about his job is meeting and helping people on a daily basis. "You become a Sheriff's Deputy for the same reason you become a teacher...not to get rich, but because you love what you do."

Deputy Shaffer has been on the Olde Oaks contract since 2009. He says that our community is unusual in that residents don't hesitate to flag him down to ask what's going on in the neighborhood or tell him about something that they've seen going on. "When crime occurs in this neighborhood, I take it personally. I feel just like this is my own community, and I, as well as the other deputies on this contract, take it that seriously."

Shaffer likens his patrol car to a rolling office. "I drive through and I can only see so much. I can't see what's happening in your backyard. I rely on residents to tell me if they have concerns or if something is going on. Pick up the phone and let us know what's going on."

Shaffer urges us to keep our eyes and ears open. He says that the perpetrators of the last couple of burglary rashes were

caught because residents were paying attention and called in what they'd seen and heard. It pays to be a good neighbor and be aware of your surroundings at all times.

Although we may not like to hear it, Shaffer maintains that 90% of the burglaries in this community could have been prevented by locking doors, removing valuables from plain sight in vehicles, and setting alarms.

One of Shaffer's most memorable calls occurred when he was a rookie. He responded to the scene of a burglary in progress. Seven armed deputies descended upon the back yard of a home whose owners were on vacation. Instead of burglars, they found the couple who was house-sitting enjoying the sultry summer evening in the home's pool...naked!

Shaffer enjoys spending his free time with his sons, ages 9 and 11.



Notice to Homeowners of Olde Oaks CIA Board Meeting

When: 2nd Wednesday of each month unless otherwise posted
Where: MUD 44 Bldg. on TC Jester on south side of the bridge
Time: 6:45 p.m.
January 8 • February 12 • March 12

Monthly meetings are conducted to address the Board's new and old business. Residents are encouraged to attend; however, discussion during the Board Meetings is limited to the directors. A brief Q&A session will be held at the end of each meeting for resident questions and comments. Residents with

specific property or account concerns should address these questions to ACMI directly. If you want to receive an email reminder for upcoming meetings, send an email request to info@ACMIgmt.com with your name, address and email address.

Who You Gonna Call?

ACMI Management Company 281-251-2292
 12603 Louetta Rd., Suite 101 Fax 281-370-9238
 Cypress, TX 77429.....www.ACMIimgmt.com
 Bert Williams, Property Mgr.info@ACMIimgmt.com

Harris County Pct. 4, Commissioner R. Jack Cagle
 Curb & Street Repair, Flooding, Storm Drains 281-353-8424
 website.....www.hcp4.net

Alarm Detail Office of HCSO 713-755-4600

Power Outage? Call to Report 713-207-2222
 Street Light Out..... 800-332-7143
 website: www.centerpointenergy.com/services/electricity/residential/reportastreetlightoutage

Dirty Pools

The Environmental Public Health Dept. 713-274-6300

Greenbelt Preservation Association (<http://oogpa.com>)

Bruce Ganer, President..... 281-537-2716
 Craig Lewis, Vice President.....
 Kathy Zigler, Secretary 281-580-5512
 Tanya Morland, Treasurer..... 281-631-9479
 John Edmonson, Director at Large

Justice of the Peace..... 281-376-5512
 (Barking Dog Complaints)

Municipal Utility Districts (MUD) Water

Manhole/Sewer Backup..... 713-983-3602

MUD #20 – Environmental Development Partners

Billing, Service & Emergencies..... 832-467-1599
BOARD OF DIRECTORS:
 John Dougrey 281-580-7010
 Robert Skinner..... 281-580-7885
 Larry Foster..... 281-580-9934
 Brian Beck..... 832-249-8720

MUD #44 – Water District Management

www.wdmtexas.com/districts/ds_hcmudd44.htm

Billing, Service & Emergencies..... 281-376-8802
BOARD OF DIRECTORS:
 Rolf Flemming, Toby Landry, Robert Ramsey,
 Tom Sooy, Harry Swanstrom

Scheduling Use of Building

(Non-profits only. No private requests, please.)
 Roger Schuett 281-685-1275
 Fax 281-379-1428

Bammel Utility District Office..... 281-376-8802
www.wdmtexas.com/districts/ds_hcmudd44.htm

BOARD OF DIRECTORS:
 Nicholas Fava, President 281-440-8638
 Garey Nelson 713-598-5346
 Alan Kaniss 281-453-6009
 Al Habinak 281-893-4776
 James Armand..... 281-440-4754

Pet Liaison

Julie Brown 713-302-9148

Reliant Energy

Entex Natural Gas 713-659-2111
 CenterPoint Energy 713-207-2222

Trash & Recycling Pickup

Royal Recycle & Disposal 713-526-1536

Olde Oaks Community Improvement Association Current Officers

Christine Potter, President
 Caleb Summers, Vice President/Deputy Patrol Liaison
 Steven Hatcher, Treasurer
 Jacqueline Harvell, Secretary
 Joycelyn Ray-Latson, Director-at-Large

EMERGENCY NUMBERS

911	Emergency/Crime in progress, Sheriff's Department, Ambulance and Fire
713-221-6000	Sheriff's Department – Nonemergency
281-251-0101	Klein V.F.D.
281-999-3191	Animal Control
281-376-2997	To request Vacation Watch, call between 8 a.m. and 5 p.m.
1-800-222-1222	Poison Control Center – 24-Hr. Emergency Assistance

For Deed Restrictions and Neighborhood Management, call ACMI Management Company at 281-251-2292.

NEWSLETTER DEADLINE

Got exciting news to share? Have something for sale?
 Have a community-related event to publicize?
 Want your neighbors to know more about an important issue?
 Submit all of this and more to the *Olde Oaks Waterford Park Community Newsletter*. We want to hear from you!

The January Newsletter Deadline is December 10.

Editor: **Laura Summers**

Email: OldeOaksEditor@hotmail.com

Mail or Hand-delivery: 3511 Kennonview Drive

For hand-delivery, please leave in the box marked "Olde Oaks Editor" on the front porch, not in the U.S. mailbox. All submissions must be signed to be considered for publication.

VISIT US ONLINE AT: www.oocia.org

OLDE OAKS

Interest Group Contacts

If you are interested in joining any of the Olde Oaks Interest Groups, please call the neighborhood representative listed.

Book Club	Kathy Hall, 281-569-4967
Bridge, Women's.....	Susanne Bailey, 281-580-1717
Dinner With Friends.....	Lauren Hensley, 281-893-1833
Museum Excursion.....	Zelda Kaye, 281-880-8505
Mixed Bowling.....	Francine Alvarez, 281-580-8815
Wii Bowlers.....	Zelda Kaye, 281-880-8505
Playgroup.....	Joyce Ray-Latson, 832-231-3201

Board of Directors Nominations and Applications

The Olde Oaks Community Improvement Association consists of the Olde Oaks and Waterford Park subdivisions, and its affairs are run by a Board of Directors.

The Board consists of five directors who are elected by the Association membership at the Annual Members' Meeting in February. Of the five directors, three are elected in even numbered years and two are elected in odd numbered years, thus, three directors will be elected at the Annual Members' Meeting to be held on **February 12, 2014**.

Any members interested in running for one of the two open Board positions are encouraged to complete the Application Form and submit it to the Nominating Committee for consideration. The Nominating Committee will then nominate two individuals from among the applicants. Applicants not selected by the Nominating Committee can still volunteer to run for the Board "from the floor" at the Annual Members' Meeting.

To be a director, an applicant must be a member of the Association, which means they must own a home in Olde Oaks or Waterford Park. Thus, tenants living in Olde Oaks or Waterford Park are not eligible to run for the Board. As a result of recent changes in Texas law, no one who has been convicted of a felony or crime of moral turpitude can become a Board member.

Applicants must also be willing to commit to approximately 10-15 hours per month to fulfill the responsibilities of a director which include, but are not limited to, attendance at the monthly Board meetings, which are held on the second Wednesday of the month from 6:45-9 p.m. (approximately); participation on Association committees; and responding to emails and/or participation on conference calls as required to conduct Association business.

Applications for the Board can be submitted by mailing them to OOCIA Nominating Committee, c/o ACMI, 12603 Louetta Road, Suite 101, Cypress, TX 77429 or by emailing them to info@ACMIgmt.com with the subject line "OOCIA Nominating Committee."

All applications *must* be received by ACMI by **4 p.m.** on Friday, December 27. This deadline will not be extended and any applications received *after* this deadline will not be considered by the Nominating Committee. Late applicants may volunteer to run for the Board from the floor of the Annual Members' Meeting in February.

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2014 Assessment

The assessment for 2014 has been established at \$575, unchanged from 2013. Invoices were mailed to the owner of record in late October. **If you have not received an invoice please contact ACMI via email to info@acmimgmt.com.**

Payment of the assessment is due to the Association in care of the ACMI office **no later than December 31**, and will be delinquent if not received prior to January 31, 2014. Collection fees and interest will be charged once a payment becomes delinquent, so it is very important to pay prior to the delinquency date.

There are several options for paying:

- Mail a check or money order to *Olde Oaks CIA, in care of ACMI at 12603 Louetta Rd., Ste 101; Cypress, TX 77429*. Please be sure to include your payment coupon and to write your property address on the check.
- Payment can be in a single check or multiple checks with no processing fee so long as payment in full is received no later than January 31, 2014.

- Payment by credit card or bank draft can be arranged by following procedures detailed on the ACMI website at www.ACMIgmt.com and detailed on your invoice.
- If you are going to be unable to complete payment prior to January 31, 2014, please request a payment plan by contacting the ACMI office via email at info@acmimgmt.com.

Book Club

"Footnotes"

This month we'll not be discussing a book but just enjoying some social time over lunch at an area restaurant. As of press time a location had not been chosen. Additionally, book choices for January through June 2014 had yet to be decided.

In the new year if you are a book lover and avid reader and think you'd like to try being in a book club, do call me and I can tell you the details. We do meet all year and are proud to say we are in our 11th year as of August.

Kathy Hall, Book Club Coordinator

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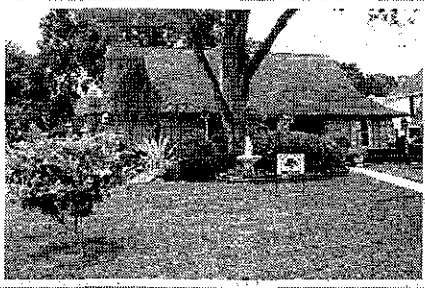
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Yards of the Month

Congratulations!

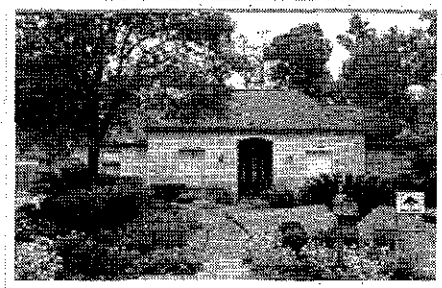
November WINNERS!



4214 Baylen



15410 Beecham



3210 Aspen Bend



15122 Walters

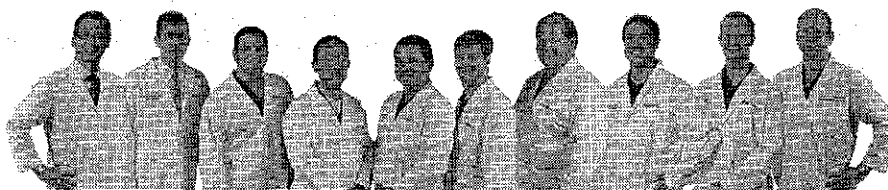


3234 Blackcastle



15810 Autumnbrook

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HoSun Hwang, M.D., Neck & Spine

Plinio Caldera, M.D., General Orthopedics
Scott Rand, M.D., Primary Care Sports Medicine
James Bruce Moseley, M.D., Orthopedic Surgery Sports Medicine
Christian Schupp, M.D., Primary Care Sports Medicine

Gregory M. Seelhoefer, M.D., Primary Care Sports Medicine
John Seaberg, M.D., Orthopedic Surgery Sports Medicine

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YARD OF THE MONTH Criteria

The finest yards in our community are celebrated each month. The purpose of the "Yard of the Month" is to provide incentive for residents to maintain and improve the appearance of our community by promoting well-kept yards. One winner each month will proudly display a "Yard of the Month" sign in their yard for an entire month. A picture of the winning yard will also be posted in the OOCIA newsletter and on the website each month. Every homeowner is invited to participate.

See guidelines below for "Yard of the Month":

I. Criteria

Yard Maintenance

- Healthy lawn – neatly mowed and edged
- Pruned and trimmed shrubs and trees
- Healthy plants
- Weed-free flowerbeds
- Yard free of debris and clutter
- Driveway free of oil and other stains

Design and Landscaping

- Use of color and/or texture
- Creative, unique, curb appeal
- Overall aesthetic appeal, an inspiration to others in the neighborhood
- Balance of landscaping appropriate to house and lot size

2. Homes throughout the community will be selected each month.

3. Each yard will be limited to winning the award only once in any calendar year.
4. Only the front yards as viewed from the street will be judged. Backyards will not be considered, even if visible from the street.
5. All plantings must be living; no plastic, silk or artificial plants.
6. Current board members and voting members of the Landscape Committee are not eligible.
7. Winner must be in good standing with the HOA.
8. Members of the Beautification Committee will judge, determine, and select the "Yard of the Month" prior to the award being given.
9. "Yard of the Month" sign will be placed in the winning yard and is to remain for the entire month.
10. Decisions of the Committee are final.

Do you wish to nominate a home to the Beautification Committee?

Please send references to ACMI at info@acmimgmt.com (attention: Christine Potter, Beautification Committee).

Emails must be submitted no later than the 1st of each month in order for the Committee to drive by and evaluate

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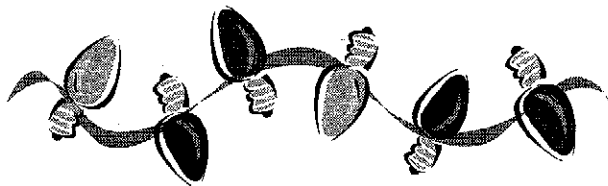
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recommended yards. This will allow an appropriate amount of time, if selected, for us to take pictures and submit to the newsletter for the following month's awards.

Good luck and we hope you will wake up to a "Yard of the Month" sign in your front yard!



Christmas Lighting Contest Announced!

Out Olde Oaks & Waterford Park "Christmas Lighting Contest" is coming soon! The evening of **December 6** is the deadline for judging.

We hope you will join in the magical lighting of your home. Driving through our community during the holiday season with the children and hot chocolate is a festive custom to enjoy each year. We all hope you will have the opportunity and creative imagination to participate and join in the fun!

*Christine Potter and Mia Cordova
Beautification Committee*

MONTHLY STATISTICS OLDE OAKS & WATERFORD PARK OCTOBER 2013

Alarms.....	23	Meet the Citizen.....	17
Aggressive Animal.....	3	Solicitors.....	0
Assault.....	2	Suspicious Persons.....	6
Burglary to a Habitation.....	3	Suspicious Vehicles.....	6
Burglary to a Motor Vehicle.....	8	Theft.....	1
Criminal Mischief.....	5	Traffic.....	4
Disturbance.....	15	Vacation Watch.....	12

Don't make your vehicle or property an easy target for criminals – keep your garage door closed if you are not in the garage or yard, lock your car doors when you exit, and take your valuables, like lap tops, cell phones, weapons, and jewelry out of the car when you go inside.

Olde Oaks/Waterford Park has four full-time Harris County Sheriff's deputies who patrol the neighborhood at all times. If you see suspicious or criminal activity occurring, call 9-1-1 for emergencies and 713-221-6000 for nonemergencies.

Watch for "Alerts" posted to our community website at www.oocia.org.

For information about registered sex offenders: www.familywatchdog.us



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Calling All Little Ones and Their Parents!

Submitted by OO/WP Resident Joyce Ray-Latson

You've asked for it and now you have it – an Olde Oaks/Waterford Park Playgroup for Kids and their Parents (because parents need play, too). The OO/WP Playgroup will provide neighborhood children with an outlet for play and the opportunity to develop social skills and parents the opportunity to meet with other parents and simply socialize with other adults.

Anyone interested should contact Joyce Ray-Latson at aggieil@sbcglobal.net or 832-231-3201 and provide the parents' names, children's names and ages, contact phone and email. A meet-and-greet will be scheduled for January and all interested parties will be invited.

Host a Foreign Exchange Student

We are looking for caring, capable, volunteer host families willing to open their hearts and homes to high school foreign exchange students from around the world.

Help us make a difference around the world one student at a time! If you are interested in hosting an exchange student or for more information, call 713-870-1549. International Student Exchange is a non-profit organization.

Klein Association of Retired Employees–KARE

If you are a retired Klein area employee (teacher, administrator, faculty, staff or support personnel) who either worked for KISD or another school district but live in the area, please consider joining our organization. We are a local unit of the Texas Retired Teachers Association. Our membership includes retirees from Spring, Aldine and Tomball ISD.

Our group meets during the school year (August to May) on the third Wednesday of each month at the new Klein Multipurpose Facility on the north side of FM 2920 between Stuebner Airline and T.C. Jester.

Our organizational purpose is to inform, educate, and enlighten our members. We take at least three fun trips during our calendar year to various attractions and exhibits, have interesting speakers (ex., consumer advocates, doctors, pharmacists, authors, gardening experts, security specialists, genealogy, etc.), have a book club, are involved in special community projects (children's book projects and Cypress Cares), and keep informed about legislative issues affecting retired school personnel.

For more information, please contact President and Olde Oaks resident Kathy Bell at 281-455-9907 or kbell1718@sbcglobal.net.

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CLASSIFIED ADS

For Sale: New dark walnut writing desk with storage unit and drop-down drawer for computer keyboard. Measures 54" wide by 26" deep; standard height. Call 281-586-9588.

For Sale: 21.7 cu. ft. Admiral side-by-side refrigerator/freezer. In good condition. Perfect for apartment or garage. Asking \$250. Please call Ken at 281-444-9454.

For Sale: Oldhausen pool table, red felt. Comes with 6 cues and accessories holder, balls, rack, chalk and bridge. Asking \$1,500. Call Pam at 713-992-1154.

Wanted: Dining Room Table – Looking to buy a quality wood dining room table with 8 all-wood chairs. Please call Jim 832-286-8127.

For Sale: HP All-In-One Printer – \$20; vintage Kenmore Sewing Machine with beautiful blonde cabinet, probably from the 1950s, still works well! – \$50. Call Jane at 281-684-9799.

For Sale: Burgundy leather love seat. In good condition. \$150. Call Sharon at 832-293-2485.

For Sale: Vintage toys and more! Antique iron full bed frame – \$40; antique reproduction display cabinet, distressed yellow with glass doors, 2 drawers – \$200; '40s metal table with 2 chairs (needs some work) – \$35; antique whatnot corner shelf – \$50; vintage Strawberry Shortcake Berry Merry dollhouse with original furniture and dolls – \$85; vintage Barbie turquoise 1957 Chevy convertible – \$20; vintage My Little Pony Nursery, School of Dance and Barn – \$20; antique reproduction yellow gum ball machine on black cast iron stand – \$35; Size 8, 2-piece

Renaissance brocade over-dress with laced bodice and scooped sleeves, satin long sleeved under-dress and hoop slip – \$100. Contact scwilk@comcast.net or Sharon at 281-797-5167.

Classified Policy

Don't forget that the classifieds are FREE to all Olde Oaks residents. Use this section to buy and sell personal items. All we ask is that no adult-owned business ads be turned in, such as real estate, in-home operated businesses or fee-based services. If you'd like to advertise your adult-owned business and support our newsletter, call Champions Printing & Publishing, Inc. at 281-583-7661. The editor retains exclusive right to accept or reject any classified deemed unfit. Your classified will run for one month. If you want to run it for a longer period of time, please resubmit your ad by the newsletter deadline for each month you'd like it to appear.

*Wishing You and Your Family a
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*MAXIMUM 1 INJECTION/MONTH. CAN ONLY BE USED BY 1 INDIVIDUAL

** NO PURCHASE NECESSARY. MUST DROP OFF ENTRY AT LIVWELL URGENT CARE.
CONTACT LIVWELL URGENT CARE FOR FURTHER DETAILS.

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.

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Teen Job Seekers

Attention, Teen Job Seekers!

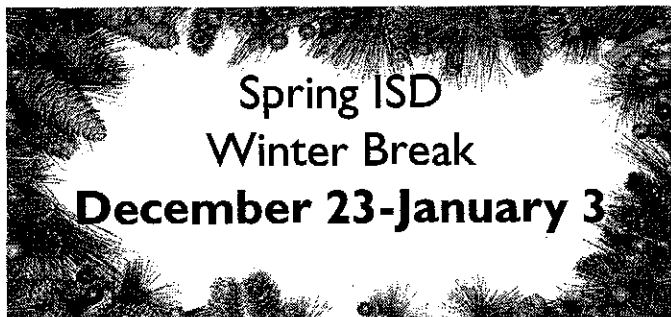
To be listed as a Teen Job Seeker, email your name, phone number and job preferences to OldeOaksEditor@hotmail.com. To keep the list up-to-date, your listing will run for three months. You will need to resubmit your listing every third month. This column is for informational purposes only. No recommendation is being made by OOCIA.

B – Babysitting OJ – Odd Jobs Y – Yard Work
H – House Sitting T – Tutoring D – Dog Walking
M – Mother's Helper P – Pet Care O – Office Help

P, D, Y Andrew Nolan (13) 832-286-8127

B, P Jenny Robertson 281-684-9799

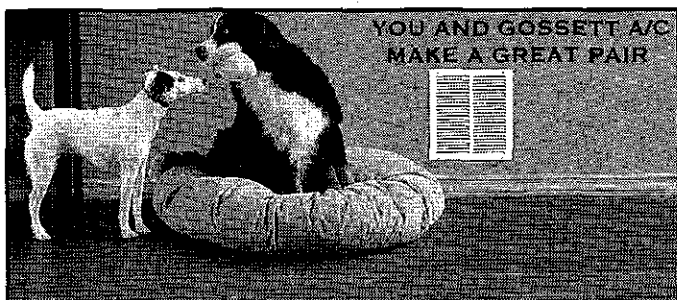
B, H, M, OJ, P, Y, D, O Brianna Sepulvado 832-580-1164



Spring ISD

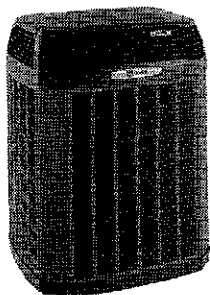
Winter Break

December 23-January 3



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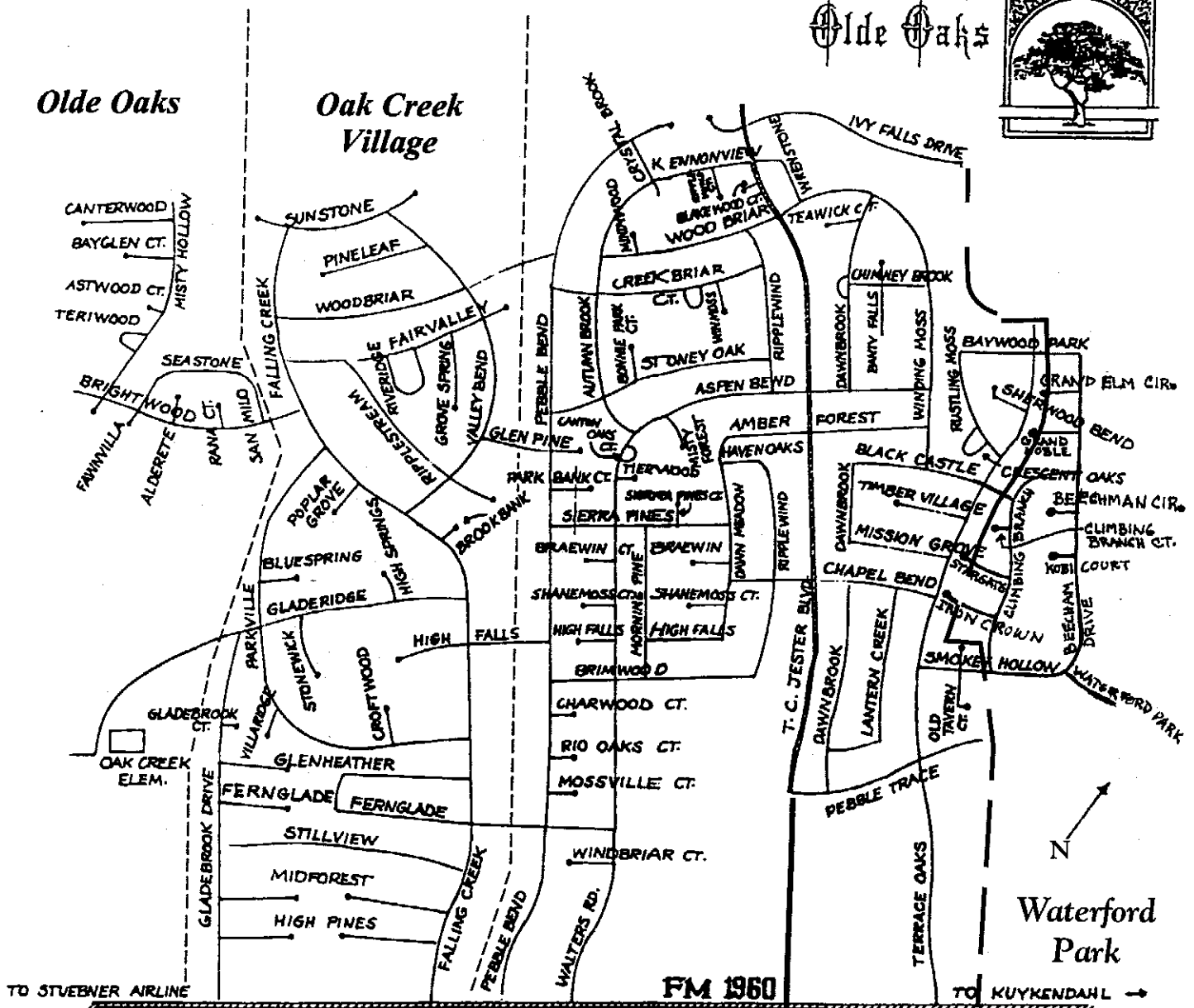
Financing Available





Olde Oaks

Oak Creek Village



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NEW BABY?



Kathy Hall would love to hear from parents who have had a visit from the stork! Call her at 281-569-4967 to have a "stork" set up in the front yard.

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NO JOB TOO SMALL

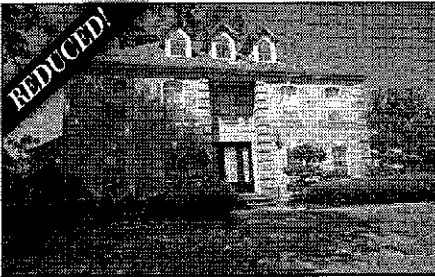
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 NORTHGATE FOREST | MLS 33966655



15123 Terrace Oaks | \$350,000
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 OLDE OAKS | MLS 50479491

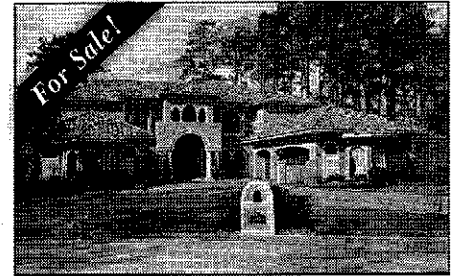
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 Neighborhood Specialist
 for Over 13 Years!*
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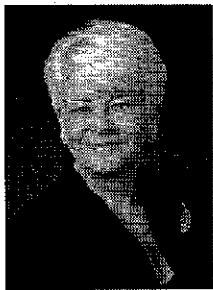
Linda Beck
 REALTOR®
 281.433.2087
 lbeck@garygreene.com
 www.LindaBeck.com



16502 Glorietta Turn | \$2,390,000
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 NORTHGATE FOREST | MLS 91645514



17214 Cedar Placid Ln | \$629,000
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Top Five Reasons to Sell Over the Holiday Season

- 1 People looking are more serious buyers.
- 2 Serious buyers have fewer houses to choose from, so you have less competition.
- 3 Houses "show better" with holiday decor.
- 4 Transferees are on the move. Relocation buyers can't wait until Spring; You must be on the market NOW!
- 5 Buyers have more time to look during the holidays.

*If you or a family member are ready to find
 your dream home, please give me a call!*



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 REALTOR®

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