



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

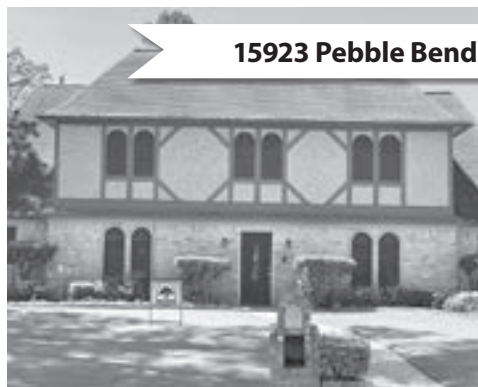
Yards of the Month

Spring has finally arrived and we are celebrating the Neighborhood's Best – our 2019 April Yards of the Month!

CONGRATULATIONS TO THE

April Winners!

For further information about nominating a yard on your street, contact Susan Szota at sszota@me.com.



Seeking News About Our 2019 Graduates

We would like to recognize our community's 2019 high school and college graduates. Please send us the student's name, parents' names, school presently attending, along with a brief description of their activities, honors achieved and future plans. **Please include a recent photo to be included with the write-up. For best results, the photo should be at least 300 dpi and sent as a separate jpeg file attached to your announcement email.** Send the information to ooeiaeditor@gmail.com at your earliest opportunity. The June newsletter deadline is May 9.

See <https://www.springisd.org/graduation> for details about Spring ISD graduation dates and locations.



OOCIA MANAGEMENT COMPANY

Crest Management Company, AAMC..... 281-579-0761
(for deed restrictions, neighborhood management and property improvements)
Fax 281-579-7062 | www.crest-management.com

OLDE OAKS CIA 2018-2019 BOARD

Randy Darland, rdarlandoociaboard@gmail.com
Tyrone Davis, tdavis.oocia.board@gmail.com
Charles “Chuck” Gaimari, cgaimari.oocia.board@gmail.com
Deborah Plance, deborahplance.oocia.board@gmail.com
MJ Shannon, mjshannonoociaboard@gmail.com
Deputy Patrol Coordinator (Interim)
Randy Darland, rdarlandoociaboard@gmail.com

MUNICIPAL UTILITY DISTRICTS (MUD)

Manhole/Sewer Backup..... 713-983-3602
MUD #20www.edpwater.com/your_district.html
Billing, Service & Emergencies..... 832-467-1599
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 Meetings: Second Tuesday of month, 4 p.m.
(Call before to confirm), 15705 N. Greenfield Drive
Bammel Utility District Office..... 281-376-8802
www.wdmtexas.com/districts-served/bammel-utility-district
Board Meetings: Second Monday of month, 7 p.m.
3904 Gladeridge (clubhouse)

EMERGENCY NUMBERS

Police – Fire – Ambulance.....911
Nonemergency Sheriff713-221-6000
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.

Sign up for “Alerts” posted for our community at www.nextdoor.com.

NOTICE TO HOMEOWNERS

Next OOCIA Monthly Open Board Meeting
is **Tuesday, May 21** at 6:45 p.m. at
Oak Creek Village Clubhouse (3906 Gladeridge Drive)

JUNE NEWSLETTER DEADLINE

May 9, 2019

Editor: Mary Ann Waterman

Send information and questions to oociaeditor@gmail.com



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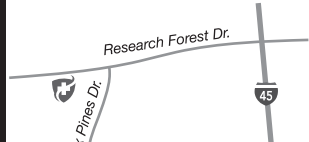
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Formerly Northwest Diagnostic

COMMUNITY-WIDE GARAGE SALE – May 10 and 11

It's here, rain or shine. There is still time to get organized and participate. As there is no committee to help with all of the pre-event planning this year, there will not be a neighborhood map available. If you have questions, please forward them to oociagaragesale@gmail.com.

Please consider joining 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

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 to your property locked 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 at 713-221-6000.

Whether you plan to participate or not, designating a common day for 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.

(continued on next page)

Happy Mother's Day, Mom.
I'm almost taller than you!






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Marcy Medina, Realtor®
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Kristal Medina, Realtor®
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Kristalmedina@hotmail.com

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Community Garage Sale - continued

Ideas for After the Garage Sale



So maybe not all of 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. 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 800-728-7825; Goodwill 713-692-6221; and Habitat for Humanity NWHC Restore 877-434-4435.

All Olde Oaks/Waterford Park residents are welcome!

4th Annual CHEESEBURGER in Paradise.

You're Invited!

May 3

5:30 – 7:30 p.m.



Bring your family and friends to Northgate Country Club and enjoy the camaraderie and free food!



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Neighborhood!*



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JUST LISTED!

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First Impression – Curb Appeal

We all form first impressions! Most of us form our first impression of your home when we are passing by. This is “curb appeal.” The view from the curb tells the rest of us how well-maintained your home is. And yes, people do compare your home to other homes in the neighborhood and they do comment.

To see where you score, just answer these five easy questions:

Mark your answers with a or an .

- My home has curb appeal.
- I have cleared abandoned toys in the yard, overgrown bushes, dead branches and dead plants.
- My lawn is mowed, edged, and watered, clear from weeds and debris.
- My entry is clear of clutter, broken down chairs and broken windows.
- My gutters are clean and my damaged roof shingles have been replaced.

Key: 10 Points Each Your Quiz Score: _____

Congratulations are in order if you made a perfect score on this quiz! If you fell short, do not hit the panic button!

Below are a few helpful questions to ask yourself:

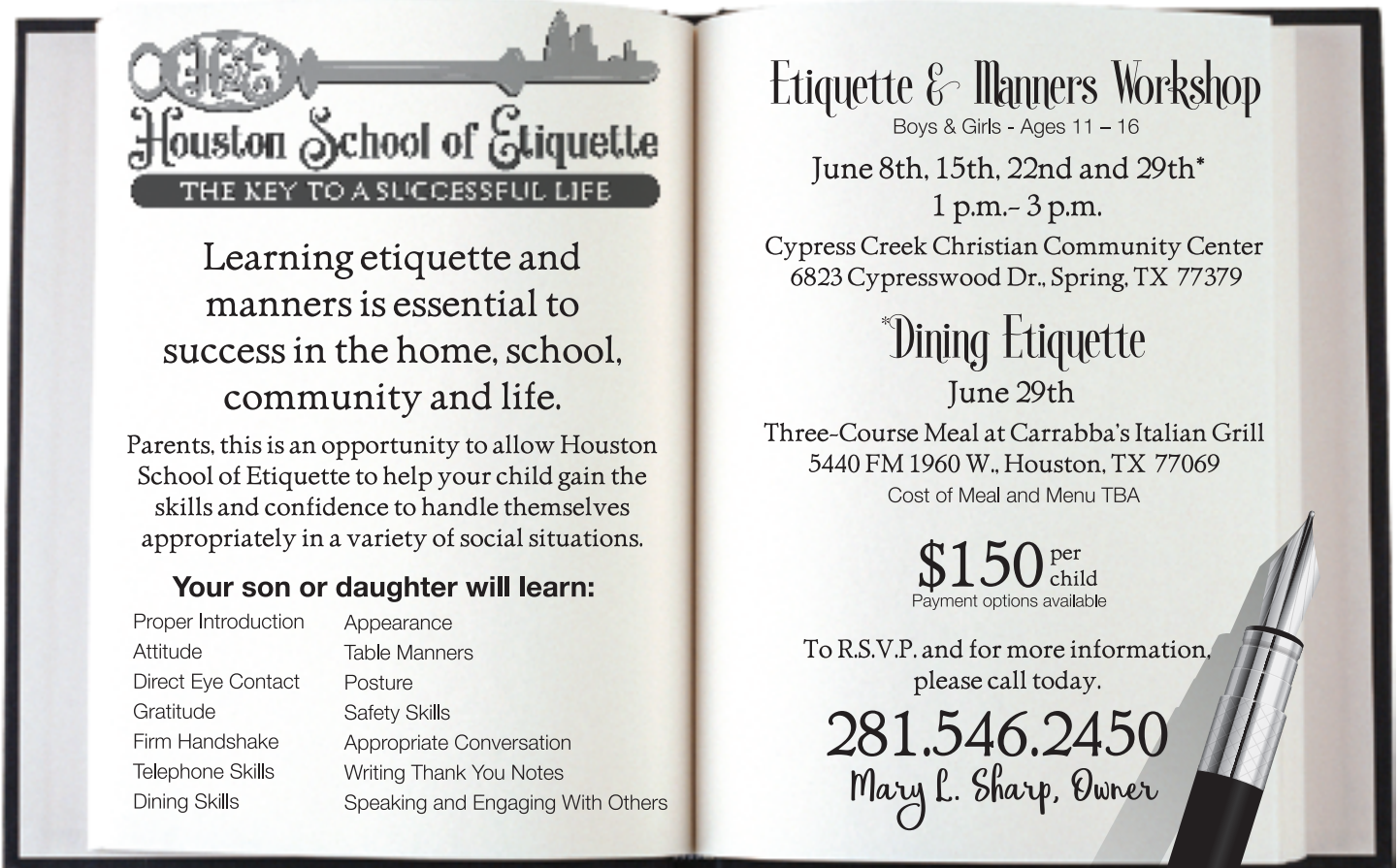
First, your curb appeal is important because it sets the tone for our entire neighborhood. To see what needs to be done to your home, go outside, stand on the curb and try to look at your home the way others do. Ask yourself a few questions. What do I need to do to create curb appeal? Is my driveway clear from broken down cars? Are there any visible repairs needed? Is it time for a new mailbox? Get started with one project and soon your yard will be “The Talk of the Neighborhood.”

Submitted by: Marcy Medina, Olde Oaks Homeowner



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Dining Skills	Speaking and Engaging With Others

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To R.S.V.P. and for more information, please call today.

281.546.2450
 Mary L. Sharp, Owner

The Whats and Ifs of Deed Restrictions

Dear Neighbors,

The following article is intended to provide an overview of what deed restrictions are and the “what ifs” when these restrictions are not adhered to. Like it or not, our community is governed by deed restrictions. Your questions, comments and concerns are always welcome. Please visit the OOCIA website at <https://OO CIA.org/> to contact your Board members or Crest Management.

The Whats

Deed restrictions are a set of guidelines designed to keep a community looking uniform and well maintained. Deed restrictions are not in place to oppress a neighborhood. The goals of deed restrictions are to bring a cohesive bond to an area, to maintain the community’s appeal as a location where people will continue to desire to live, while preserving property values for the current residents. When each of us made the decision to purchase a home in the Olde Oaks/Waterford Park community, we also took on the responsibility of adhering to the deed restrictions which govern our neighborhoods. There are within our community six distinct areas; Section 1, Section 2, Sections 3 and 4, Section 6, and Waterford Park; each area has its own set of deed restrictions which were created as the specific area of the neighborhood was being developed. Although each area has separate deed restrictions, these deed restrictions have common threads which were written to create that cohesive bond in our community.

The common threads which run through the deed restrictions governing the sections in our community include: architectural control for homes; restrictions on storage of vehicles, trailers and boats within the community; and, those guidelines restricting animal husbandry in the neighborhood. Additional common threads include the provisions outlining the owner’s responsibility to ensure proper lot maintenance is being conducted to achieve an attractive look to the community. Each set of deed restrictions also contains the terms allowing for the collection of the annual dues for services and maintenance, where the dues are based per lot. Copies of the various sections’ deed restrictions can be found on the Olde Oaks/Waterford Park Community website at <https://OO CIA.org/>.

As our community ages, older homes require regular maintenance to ensure they keep within the boundaries of our deed restrictions. This maintenance is in addition to doing what most homeowners do every week while taking pride in their homes such as mowing lawns and edging the curbs. Such activity keeps their homes in a manner which sustains the community’s appeal.

The Ifs

Crest Management only drives through our community once per month ensuring that homeowners are adhering to deed restrictions. If something at a home has not received the attention required to maintain the standards of community

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attractiveness, chances are it caught the eye of the Crest Management team. If Crest Management did notice the violation and determines that something at the address needs consideration to comply with the community's deed restrictions, then Crest Management will mail out a notice to the homeowner. The first letter to be sent is a reminder that all of us live in a deed restricted community, and it is the homeowner's responsibility to maintain the property accordingly. If the situation is not corrected in an appropriate amount of time, a second notice will be sent informing the homeowner that because of an ongoing deed restriction violation immediate action is required to correct the violation.

In the cases where a homeowner continues to take no action to remedy the infraction, Crest Management will then send out a "209" form letter (based on the Texas Property Code Chapter 209). This letter informs the homeowner that because of continued disregard of notices to correct the cited deed restriction violation, the management company and the Homeowners' Association have the right to begin legal action against the homeowner. If after a certain time frame still no action is taken on the homeowner's part to correct the violation, the issue can be referred out to the Homeowners' Association's legal representatives. This is certainly not the desired path the HOA wishes to take. However, the Board must take into consideration those homeowners who live nearby and the effect the violation may be having on the property values of the larger community. The process to address unresolved

violations can be a lengthy one, which at times may foster the thought that nothing is being done. On the contrary, it is just that some of the issues take longer to resolve than others, especially when the only option left is legal action.

The bottom line is we all moved into this community knowing that we would be living in a deed restricted community. It takes all of us doing our part to maintain our neighborhood, and community's attractiveness by taking pride in our homes and yards. If something in your neighborhood needs attention, say something. Reports made to Crest Management (pam.hummel@crest-management.com) are kept confidential. Any report made to Crest should include a picture of any violation and the address at which it is occurring.

Thank you for taking pride in the Olde Oaks/Waterford Park Community.

Sincerely, Your Board of Directors

Editor's Note: To put the information above in context, at the March 19, 2019 Board meeting it was stated that approximately 60 outstanding deed violations were referred to the attorney for legal action. At these meetings there are frequent questions about how quickly the Board follows up on specific deed violation situations. In most cases, either the deed restrictions or state law determines the time allowed for the homeowner to respond to complaints at each step of the process to achieve compliance.

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Call 281.73.SPINE(77463) or email SpineWillowbrook@houstonmethodist.org to schedule an appointment.

Scout Troop at Kinsmen Lutheran Church

Providing New Opportunities for Girls Who Love the Outdoors

As part of Scouts BSA's Family Scouting initiative, Kinsmen Lutheran Church has chartered a new troop: Troop 444 for girls. The troop joins Kinsmen's already-existing Troop 440 for boys.

"We have several Boy Scouts in Troop 440 with sisters who are missing out on the same opportunities and experiences as their brothers," explained Sergio Fernandez, Assistant Scoutmaster for Troop 440. "The idea was to offer a 'one stop shop' for families with both boys and girls: meet on the same night, same location, same program, to make it easier for busy families with both boys and girls." While providing the convenience of gathering at the same time and location, the two troops will meet separately and have their own leadership.

The program uses outdoor experiences to teach self-reliance, leadership skills, team building and citizenship. Experiences for the two troops will include camping once a month, a week-long summer camp, and winter camp between Christmas and New Year's. Other experiences may include Philmont in New Mexico, Sea Base in the Florida Keys, National and World Jamborees, and a Japanese Scout Exchange every three years with the opportunity to travel to Japan and participate in Scouting activities.

Troop 444 is open to all girls age 11-17 who are interested in the outdoors. Troop 440 is open to boys in the same age range, and Kinsmen also offers a co-ed Venturing Crew for older Scouts, age 14-20, who are interested in high adventure outdoor activities. Scouts may join the troops at any time.

Troops 440 and 444 both meet at 7 p.m. Monday evenings at Kinsmen Lutheran Church, 12100 Champion Forest Drive, Houston 77066. More information is available by emailing T440BSA@gmail.com or calling the church at 281-444-3126.

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.



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Area Resident

Book Club “Footnotes”

Our Book Club meeting this month will be on **May 28**, and we will be discussing *The Last Whippoorwill* by Mary Bryan Stafford. This is the second novel from this author that we have discussed, the first being *The Wasp In The Fig Tree*. This is also her second of two novels. Ms. Stafford has won literary awards for not only these novels but for poetry. A seventh generation Texan and member of The Daughters of the Republic of Texas, she graduated from the College of William and Mary in Virginia with degrees in English and Spanish and got back to Texas as fast as she could. She and her husband live in the Hill Country north of Austin where she writes and rides her two horses.

Since she had spoken to our book club about *Fig Tree*, we knew she also had an idea for a second novel. So we were excited to know she was working on this second book which was finally published in April 2018. An eight-year-old girl narrates this saga about the Allen family who moved from Missouri to east Texas in the early 1900s. It is based on the author’s grandmother and great grandmother, two strong-willed women who, along with their frailties, their strengths, the men they loved, and their family, moved to Texas. Plus Ms. Stafford admits she just made up some of the story. I have to chuckle as this comment is pure Mrs. Stafford whom I have known for about 40 years.

At this May meeting it is also time for us to choose books for the fall. So, members, be thinking about those choices.

If you would like to join the Book Club or have questions, please contact Kathy Hall, Coordinator, at 281-569-4967.

Barbara Bush Library May Events

6817 Cypresswood Drive, Spring 77379

- Mother’s Day Card Craft!May 4 at 10:30 a.m.
- Friends of the Library Annual Meeting
..... May 13 at 7 p.m.
- Baby Caterpillars Story Time
.....every Monday at 2 p.m.
- Baby Butterflies Story Time
.....every Monday at 3 p.m.
- Preschool Story Time
..... every Tuesday and Wednesday at 11 a.m.
- Toddler Time.....every Thursday at 10:15 and 11:15 a.m.
- Yoga for Self Care..... every Tuesday at 6 p.m.
- Senior Game Morningevery Wednesday at 10 a.m.
- Yoga with Rosa every Friday at 3 p.m.
- Teen Fun Nightevery Thursday at 4:30 p.m.
- Teen Anime Club..... May 22 at 4:30 p.m.

For a full list of events, please visit
<http://www.hcpl.net/content/events-programs>.

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An American View Revisited: The Hosek Collection of American Art Extended Through May 11, 2019

An American View Revisited: The Hosek Collection of American Art is the second opportunity the Pearl Fincher Museum of Fine Arts has had to showcase the extensive artwork of Pearland collector Howard (Chip) Hosek, Jr. Originally exhibited at the Pearl during the fall of 2009, the Hosek Collection has continued to expand as Hosek has pursued his passion to collect works of art that hold a special interest to him and present the American story. The Hosek Collection, which initially concentrated on American Art from 1850-1950, has grown to include works from the late 20th century, as well as the 21st century.

Highlighted in the exhibition are works from four members of America's important family of artists: The Wyeth Family, including N.C. Wyeth (grandfather), Andrew Wyeth (father), and Jamie Wyeth (son), as well as Andrew's sister, Henriette Wyeth Hurd. This artistic family formed an unlikely legacy, painting the romance, desolation, and quiet beauty of America's land and people. Norman Rockwell, most famous for the cover illustrations of American life he created for *The Saturday Evening Post* magazine along with Andy Warhol, a leading figure in the Pop Art movement of the visual arts, and numerous other American artists are represented in the more than fifty outstanding works in this exhibition.

Stewardship, preserving art for future generations, has been Chip Hosek's goal as he continues to expand his collection. As the Pearl Fincher Museum of Fine Arts begins its second decade of showcasing fine art to Northwest Houston, Chip's generosity in sharing his passion provides a rare opportunity to view these American masterpieces in our community.



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2019 MEMORIAL DAY

in The Woodlands, Texas

Sunday, May 26 from 5-9 p.m.

Celebrate the official start to summer at the annual Memorial Day Festival! The event pays tribute to all military service men and women who lost their lives while serving, and also honors all veterans who serve as a symbol for those who paid the ultimate sacrifice to protect our freedom. The festival features live music, children's activities, strolling entertainers, and more at Town Green Park. The evening concludes with a dazzling fireworks display, choreographed to a patriotic soundtrack. Concessions will be available for purchase.

A care package drop-off booth will be available on-site to accept donations of recommended items to be shipped to the troops. For a list, please visit thewoodlandstowship-tx.gov and search for "Recommended Care Package Items." Town Green Park is located at 2099 Lake Robbins Drive, The Woodlands 77380.

Schedule of Events

- 5 p.m. – Opening Announcements and National Anthem
- 5:05 p.m. – Live Music
- 8:55 p.m. – Fireworks*

**Time approximate and weather permitting.*



Jan Kopfler

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Memorial Northwest | 17907 St. Helen Ct.
\$350,000 | MLS# 12594926

*Nestled on a small cul-de-sac street. Inviting curb appeal, profes-
sional landscaping, gated driveway & mature trees.
Private backyard and large pool.*



Northgate Forest | 16615 Southern Oaks Dr.
\$950,000 | MLS# 40312970

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Incredible views of lakes & course. Impressive curb appeal.*



Jacobs Reserve | 147 Oak Estates Dr.
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