



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

CONSIDER RUNNING FOR OUR HOA BOARD

Would you like to have a say in what's happening in our subdivision? Do you want to know what's happening in our neighborhood? Please consider running for one of three open HOA Board positions in 2022. We need residents to step up and get involved. Our Board members are five residents who represent over 1,550 residents. We don't want our subdivision to decline from lack of participation and we would like to keep our home resale values high.

Board members duties include ensuring that the annual budget is sufficient to maintain the subdivision without being burdensome on the residents, helping select professionals to act on behalf of the Association, and authorizing legal action to enforce covenants. Board members interact with the Association management company (currently Crest Management), attend monthly meetings and conduct other business between the meetings as necessary. The term of office is two years and starts in February 2022.



For more information and/or to get a candidate questionnaire form, please contact Pam Hummel at Crest Management at Pam@Crest-Management.com or call her at 281-579-0761. Any homeowner wishing to run for a Board position can also send their biographical information/photo for publication in the monthly newsletter to oociaeditor@gmail.com.

IMPORTANT OCTOBER DATES

Voter Registration Deadline
October 4

National Night Out
October 5

**47th Annual
Texas Renaissance Festival**
Opening October 9

Columbus Day
October 11

The Texas Tenors
October 16
at The Centrum

For more information visit
www.cypresscreekface.org
or call 281-440-4850

HOMEOWNERS' MEETING

October 21 at 6:45 p.m.

Oak Creek Village Clubhouse
3906 Gladeridge Drive (behind the
Oak Creek subdivision tennis courts)



HOME SELLING TIPS

THINK GREENE, SHOP LOCALLY

Work with a local REALTOR® that lives in your neighborhood. Let my expertise work for you. Call today for a complimentary market analysis of your home in today's market.



BONNIE D'AMICO
REALTOR®

Real Estate Negotiation Expert
281.546.5858
Bonnie.Damico@garygreene.com
Olde Oaks Resident since 2012

Better Homes and Gardens
REAL ESTATE

GARY GREENE

©2021 Better Homes and Gardens Real Estate LLC. Better Homes and Gardens® is a registered trademark of Meredith Corporation licensed to Better Homes and Gardens Real Estate LLC. Equal Opportunity Company. Equal Housing Opportunity. Each Franchise is Independently Owned and Operated. If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.



Stacked Pickle

OLDE OAKS AND WATERFORD PARK'S HOME FOR SPORTS, WINGS, BURGERS & BEER

6944 FM 1960 West
Houston, TX 77069
(832) 446-6376

StackedPickle.com

Scan here to see our menu and specials!



FOOD MENU



DRINK MENU

FREE
Appetizer

on your next visit,
no strings attached!

Expires 10/31/21
Not valid with any other offer.

Kids Eat
FREE

Every Mon. - Wed.
5-9 p.m.

One child per adult entree.

FREE
Dessert

with entree
purchase

Expires 10/31/21
Not valid with any other offer.

22 TVs

16 Beers on Tap

18 Wing Sauces
& Dry Rubs

Daily Happy Hour
Specials Until 7 p.m.

SHOP SMALL. BUY LOCAL.



SUPPORT NEIGHBORS.

Help the local businesses that make this newsletter possible.

HOME SERVICES

Wired Electrical Services 7

MEDICAL

The Methodist Willowbrook Hospital 8

REAL ESTATE

BH&G, Bonnie D'Amico 2

Coldwell Banker United, Jan Kopfler 5

EXP Realty, Taylor Davis 7

BH&G, The Jockers Team 8

RESTAURANT

Stacked Pickle..... 2

CLASSIFIED ADS: 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.

INTERESTED IN ADVERTISING?



PRINTING & PUBLISHING, INC.,
281.583.7661

OOCIA MANAGEMENT COMPANY

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

OLDE OAKS CIA 2021 BOARD

Charles "Chuck" Gaimari, President
cgaimari.oocia.board@gmail.com
Randy Darland, Vice President
rdarlandoociaboard@gmail.com
Rick Kolesar, Treasurer
rkolesar.oocia.board@gmail.com
MJ Shannon, Secretary
mjshannonoociaboard@gmail.com
Debbie Aiello,
Director at Large, Security Coordinator
debbieoociaboard@gmail.com

MUNICIPAL UTILITY DISTRICTS (MUD)

Manhole/Sewer Backup | 713-983-3602

MUD #20

www.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
713-951-0800

MUD #44

www.wdmtexas.com/districts-served/harris-county-mud-44
Billing, Service & Emergencies
281-376-8802
Board Meetings: (Call before to confirm),
Second Tuesday of month, 4 p.m.
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.
3906 Gladeridge (clubhouse)

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.harriscountytso.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.

NOVEMBER NEWSLETTER DEADLINE IS OCTOBER 9

Editor: Tanya Pilant | Send information and questions to ooeiaeditor@gmail.com

The *Olde Oaks Community Newsletter* is published monthly for the residents of Olde Oaks and Waterford Park in partnership with Champions Printing & Publishing, Inc.

© 2021 ALL RIGHTS RESERVED

DISCLAIMER: All articles, information, website addresses and cartoons in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Champions Printing & Publishing, Inc. or its employees. Champions Printing & Publishing, Inc. is not responsible for the accuracy of any facts stated in articles, information, website addresses and cartoons submitted by others. The editor and/or governing entity of this publication has approved the use of all articles and information within this publication. Champions Printing & Publishing, Inc., is not responsible for any of the content within this publication and disclaims and denies any and all liability therefor. The publisher assumes no responsibility for the advertising content within this publication. All warranties, representations, claims, or endorsements made in the advertising content are solely that of the advertiser and any such claims or demands regarding its content must be taken up with and are the sole responsibility of the advertiser. The publisher retains the exclusive rights to the acceptance or denial of all advertising copy. The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising. Although every effort is taken to avoid mistakes and/or misprints in this publication, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction. Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to the liabilities stated above. The publisher is not liable for ANY DAMAGES for failure of the Post Office or subdivision representatives to deliver the newsletter in a timely manner, so long as the publisher has delivered the newsletters to said delivery point by the contracted date.

What would you like to See in the Newsletter?

This newsletter is your paper and I want to hear from you! Notices such as the birth of a baby or grandbaby, high school or college graduation, an accomplishment such as becoming an Eagle Scout, a child entering the military, a wedding, a milestone or drive-by birthday or a death notice of a resident are welcomed. If you have a picture, please include it separately from the text. Please email this information to the editor at ooeiaeditor@gmail.com.

AUGUST SHERIFF'S STATISTICS

911 Hang Up	1
Accident – Major/Minor	1
Accident – FSIG	1
Accident – Minor	1
Alarm – Local	12
Alarm	1
Arson Fire	1
Assault	1
Assault – Family	2
Burglary Motor Vehicle	2
Check Park	1
Compliance Check	1
Contract Check	815
Disturbance – Family	5
Disturbance – Loud Noise	1
DOA	2
Domestic Prevent	2
Evading	1
Follow Up	1
Forgery	1
Illegally Parked Vehicle	1
Information Call	4
Meet the Citizen	3
Neighborhood Check	6
Property Found/Lost	1
Suspicious Person	4
Traffic – Hazard	2
Traffic – Initiative	5
Traffic – Stop	53
Unknown Medical Emergency	1
Vacation Watch	2
Vehicle – Abandoned	3
Vehicle – Stickered	2
Vehicle – Suspicious	4
Welfare Check	5
TOTAL	949

Note: This report was produced by the Harris County Sheriff's Office and contains raw data subject to change as cases are investigated and reclassified.

DEED RESTRICTIONS

As a new or existing resident of Olde Oaks and Waterford Park, do you understand what the deed restrictions are for your section of the community? Do you know how they came to be? Where to find them or how to change them if they need adjusting or updating? These can be often contemplated questions especially if you have ever received one of those dreaded letters from the management company. Hopefully in the next few paragraphs we can help provide some answers to these questions.

Deed restrictions for a community are not a set of documents created by the Homeowners' Association or some other group of persons to cause residents grief. Deed restrictions are however created by developer of the community at the time the community is being built as a way for the developer to establish the guidelines for their communities. In the case of Olde Oaks the dedicatory instruments (Deed Restrictions, and By-laws) were compiled by the builder, Kickerillo, and filed with Harris County. The Waterford Park Deed restrictions were established and filed with Harris County by the developer Perry Homes. Waterford was annexed into the Olde Oaks HOA at the time of development.

Olde Oaks was not developed all at the same time; because of this it has a number of different sections within the community. You may live in Olde Oaks Section One, Two, Three, Four, Six or Waterford Park. Remember as an area is being developed the builder files the dedicatory instruments with the County. As such, Olde Oaks/Waterford Park has five sets of deed restrictions which pertain to the section you live in. Each of which can be found on OOCIA.org under the More tab and selecting Governing Documents. Wait now you say, I counted six sections developed but only five sets of deed restrictions? Yes this is true as Olde Oaks sections three and four are included under one set of deed restrictions. How do you find out what section of the community you reside in, you ask? There is a section map of Olde Oaks / Waterford Park on OOCIA.org under the neighborhood information tab. You may also find out what section you live in by looking at your tax documents on the Harris County Assessors site searching under Real Property; your section number will be listed on that document.

The Olde Oaks Community Improvement Association (OOCIA) and Crest Management do their best to enforce the deed restrictions as provided by the developers, to maintain the builder's community vision and atmosphere. The deed restrictions for Olde Oaks section one were filed with the Harris County in 1976; the Waterford Park deed restrictions were filed in 1997. Even just looking back at the time the Waterford Park documents were filed a lot can change in 24 years. So how does a community go about updating or changing deed restrictions?

Changes to deed restrictions are not accomplished by a mere majority vote, to prevent a group of individuals from establishing either lax or overly abusive deed restrictions upon a community. Rather the State of Texas has established within the Texas State Property Code Section 209.0041 that in order to amend deed restrictions requires a vote of 67% of the homeowners. That is a number which would require almost the whole community to vote in order to attain that size of majority to amend deed restrictions. Remember also that Olde Oaks and Waterford Park have five sets of deed restrictions, which means each section or sections would need a 67% affirmative vote to amend their sections' deed restrictions. Why all this discussion about deed restrictions and how to amend them?

In the years since the original deed restrictions have been filed, new ways to rent homes have appeared within society. These are the short-term rental opportunities which some owners have begun to utilize within Olde Oaks/Waterford Park. You may be thinking what is wrong with this? Well unless you live next to one of these locations where buses are dropping off people of all character, and streets are lined with cars, loud music blaring early into the morning, partying, drugs and even murder, you have not experienced short-term rentals gone wrong. This rental model was not even thought of during the framing of the existing deed restrictions, although I am certain that the behavior which has been associated with these short-term rentals was not what Kickerillo nor Perry homes had in mind when drafting deed restrictions.

The short-term rental is an issue which the Board would like to address by amending the deed restrictions, but to accomplish this Herculean task will require a large involvement from the community to get enough owners out to vote to meet the 67% threshold to amend deed restrictions. As such we are looking for volunteers to be block captains to inform your block, or street of the issue and the need to vote when the mandate is put forth. Also remember that there are five sets of deed restrictions within Olde Oaks/Waterford Park. What if you do nothing and every other set of deed restrictions within OOCIA adopts the short-term rental clause except yours?

We are seeking residents to become involved for what would most likely be a vote to amend deed restrictions during the February Annual Members Meeting. Now is the time to get involved. Contact either Debbie Aiello at debbieoociaboard@gmail.com or Charles "Chuck" Gaimari at cgaimari.oocia.board@gmail.com for consideration to become part of the deed restriction amendment committee or a block captain.

~ Charles "Chuck" Gaimari

AUGUST BOARD MEETING



Pam Hummel representing Crest Management, Debbie Aiello, Randy Darland, Charles Gaimari and MJ Shannon. Not shown: Rick Kolesar.

Homeowners' meetings aren't always boring. Fingerprint kits for children and gun locks were handed out, and we collected gently used books for our military and veterans.



Officer E. Gonzales and Sergeant David Angstadt attended our meeting and answered questions.

The holidays are fast approaching and with the kids back in school, what are you waiting for?
NOW IS A GREAT TIME TO SELL OR BUY A HOME!



Jan Kopfler

Top 25 Agents by HBJ, 2009-2013
 Multimillion Dollar Producer
 International President's Elite

Cell: 713.825.1247

Office: 281.378.1800

jkopfler@cbunited.com



Call me for a FREE market analysis!

Home values have continued to rise while interest rates remain low.

No One Knows the Neighborhood Like a Neighbor!

Thinking of buying or selling a home? My attention to detail can make the difference! Let's get together!



Serving All of Your Real Estate Needs With Trust and Integrity.

BOOK CLUB "FOOTNOTES"

Hopefully we'll have a fine fall day on Tuesday, October 26 when we meet at the park behind the Barbara Bush Library. We'll meet later than usual at 10:30 a.m., discuss the book, eat our sack lunches, and enjoy being outside.

Our book for discussion is *A Long Petal of the Sea* by Isabel Allende, an author we've visited another time. An online source says "this epic novel spans decades, crosses continents, and follows two young people as they flee the aftermath of the Spanish Civil War. A young widow and an army doctor, the brother of her deceased husband, find their lives intertwined. Though exiled they hope to return to Spain as they witness the battle between freedom and repression across the world. It's a masterful work of historical fiction about hope, exile, and belonging."

Isabel Allende is a Chilean journalist and author born in Lima, Peru in 1942. In the "magic realist" tradition, she is one of the first successful Latin American novelists. She was a journalist in Chile until she was forced to flee to Venezuela after her uncle, President Salvador Allende, was assassinated in 1973. In magic realism realistic fiction is overlaid with fantasy and myth. Many of her works include South American politics and the experiences of women in Latin America.

Contact Kathy Hall, Coordinator, at 281-569-4967 for more information.

THE PEARL FINCHER MUSEUM OF FINE ARTS

6815 Cypresswood Drive, Spring, TX 77379
Open 10 a.m. to 5 p.m. Tuesday – Saturday
ADMISSION IS FREE

For more information about any of these events please visit pearlmfa.org or call 281-376-6322

Fall Exhibitions at the Pearl

Hillery Gallery – *Apophenia*
by Houston artist Grayson Chandler
featured through October 16

Main Gallery – *Pulped Under Pressure*
featured through December 11

Cole Gallery – *The Art of Paper*
featured through January 8, 2022

Fall Luncheon: October 21

Dia De Los Muertos (Day of the Dead)
Festival on October 30

Following the festival, a concert will be held at 4:30 p.m. in the Main Gallery.

WHAT KINDS OF NUISANCE OR ANNOYANCE DEFINITIONS DOES OUR SUBDIVISION HAVE?

This list is edited and not all inclusive:

- Trash containers must be stored out of sight from the street at all times except for the 24-hour period that includes the time when trash is collected. Trash containers must be stored in a location where odors will not be offensive to a neighbor.
- Building materials, trash, grass cuttings, and limbs are not to be stored where visible from the street.
- Grills, coolers and folding chairs must be stored out of sight from the street except for when in use.
- Garage sales are allowed only once or twice a year. Additional garage sales are considered as conducting business from the home and not allowed.
- Grass visible from the street must be watered, cut, edged, weeded, treated for diseases and chinch bugs, fire ants and maintained in a well kept condition.
- Shrub or flower beds must be weeded and shrubs trimmed. If a shrub dies, it is to be replaced.
- Dead trees and stumps should be removed immediately to limit risk.
- Cracked and broken driveways and sidewalks need to be repaired or replaced. Oil stains and mildew are to be removed from the driveway.
- The mailbox is to be maintained, including keeping it straight and level, painted and with an operational door.
- Mildew is to be removed from the home and mailbox.
- Basketball goals may not be attached to the home or garage in an area visible from the street. Portable goals may not be used in the street and must be stored away from the street/sidewalks when not in use.
- Pets are not allowed to roam and dogs must be on a leash at all times. The pet owner is responsible for collecting and properly disposing of droppings. Barking dogs are a nuisance and steps must be taken to prevent incessant barking.
- Above ground swimming pools are not allowed. Pools must be kept clean and sanitary to avoid becoming a nuisance.
- Loud noise (i.e. music, auto or motorcycle exhaust) that might disturb a neighbor is not allowed late at night.
- Christmas and other seasonal decorations need to be removed promptly (generally within two weeks) after the holiday.
- Commercial automobile repair may not be maintained at a residence. The driveway and the garage may be used on a temporary basis only for the repair of a vehicle owned by the property owner.
- Parking is not allowed on lawns or on our subdivision common areas.
- Driveways are not to be used for parking a commercial truck, boat, trailer, motor home, travel trailer, inoperable vehicle, building materials, trash, trash containers, grills, etc. These items should be stored in the garage or at another location.
- Utility vehicles, trucks, and trailers may not be parked on the street or stored in the backyard of a residence.
- Window treatments such as blinds, shutters or curtains should be a neutral color.
- Any modification to the exterior of a home including painting, addition of a porch, storage building, playhouse, gazebo, tall play equipment, etc. needs Architectural Review Committee approval prior to beginning work. Larger modifications in the back yard must be located so they are not visible from the street in the front of the home.

BLESSING OF THE ANIMALS: A FALL FESTIVAL OCCASION

Saturday, October 2 from 10 a.m. – 1 p.m. at Cypress Creek Christian Church

What will be there?

- Pet Blessings
- Bible Activities – Zoofari!
- Aquarium Show (Live Animals!)
- Petting Zoo
- Fun Headbands!
- Animal Cracker Snacks
- Miniature Schnauzer Rescue
- Pet City Houston

FREE
EVENT!

SEPTEMBER YARDS OF THE MONTH

Pictures are courtesy of Ryan and Royale Jockers

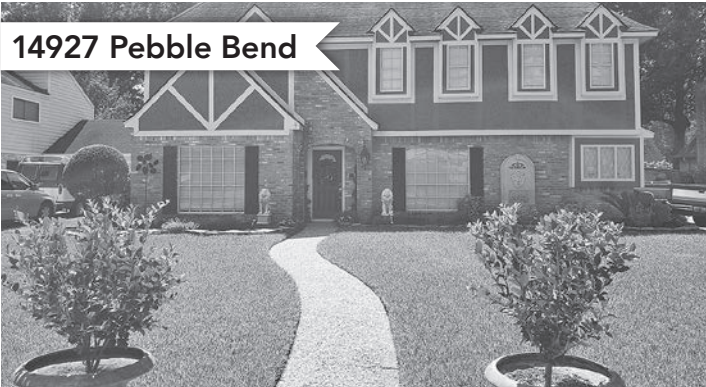
3010 Baywood Park Drive



3518 Shanemoss Court



14927 Pebble Bend



15502 Rana Court



15602 Autumnbrook



Congratulations!

Our homes are selected by our Yard of the Month Committee. You can submit nominations for the Yards of the Month by contacting the HOA Committee chairman, David Pichowsky, at david.pichowsky@redfin.com.

WIRED GENERATORS ELECTRICAL SERVICES by WIRED

Call our experts for all of your electrical and generator needs!

- Panel Upgrade/Replacement
- Ceiling Fan Installation
- Smoke Detectors
- Troubleshooting
- Generators
- Indoor/Outdoor Lighting
- Surge Protection
- Flat Screen TV Installation
- Recessed Lighting
- Code Compliance

Residential & Commercial Service • Family Owned & Operated
Licensed & Insured

24-Hour Emergency Service

*5-Year Warranty, Satisfaction Guaranteed

713-467-1125 | www.wiredes.com
generatorsbywired.com

SAVE \$25 OFF
YOUR NEXT SERVICE
CALL IN OCTOBER!

Not to be combined with any other discount or offer. Not valid on generator maintenance. Expires 11/1/21



Master #100394 TECL # 22809



TAYLOR DAVIS

Top Davis Realtor®

713-254-6219

Taylor.W.Davis@exprealty.com

Call or Email today!



Looking to help with your real estate needs. @TaylorDavisRealtor

BUY or SELL with US & USE this TRUCK for FREE!

ALSO AVAILABLE FOR FREE TO CHARITABLE ORGANIZATIONS.

RYAN & ROYALE JOCKERS
THE JOCKERS REAL ESTATE TEAM
281.685.1889
Ryan@RyanandRoyaleRealty.com
RyanandRoyaleRealty.com

©2021 Better Homes and Gardens Real Estate LLC. Better Homes and Gardens® is a registered trademark of Member Corporation licensed to Better Homes and Gardens Real Estate LLC. Equal Opportunity Company. Equal Housing Opportunity. Each Franchise is Independently Owned and Operated.

HOUSTON
Methodist[®]
WILLOWBROOK HOSPITAL

COMPLEX NEUROLOGICAL CONDITIONS

Treated in Northwest Houston

At Houston Methodist Neuroscience Center at Willowbrook, our physicians collaborate across specialties to diagnose and treat common to complex neurological disorders. With innovative and advanced treatment options, state-of-the-art technology and leading physician expertise, we provide specialized neurological care — close to home.

Our team of physicians treats a variety of conditions, including:

- Alzheimer's disease and memory disorders
- Brain and spinal tumors
- Epilepsy and seizures
- Headaches and chronic pain
- Neuromuscular disorders
- Parkinson's disease and movement disorders
- Sleep disorders
- Stroke and cerebrovascular diseases

Your health is our priority. You can be confident we are taking every necessary precaution to keep you safe, including requiring COVID-19 vaccinations for all of our physicians, staff and employees.



SCAN HERE
TO SCHEDULE AN APPOINTMENT

To schedule an appointment, scan the **QR code**, visit houstonmethodist.org/neuro-wb or call **281.737.1167**.