



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

NOTICE TO HOMEOWNERS

Next OOCIA Meeting
Tuesday, December 19
6:45 p.m.

Meetings are now the third Tuesday of every month. All homeowners are invited to attend!

We want to send out a big **Thank You** to our neighbors in Oak Creek Village for allowing us to use their clubhouse at 4062 Gladeridge as the location for our future Board meetings.

MUD #20 **Monthly Meetings and Minutes**

The NW Harris County MUD #20 monthly Board of Directors meeting is held the first Tuesday of each month starting at 11:30 a.m. The meeting location is at the offices of Young & Brooks, 10000 Memorial Drive, Suite 260, Houston 77024 and is open to MUD #20 customers. The board meeting minutes are posted each month at the following link: http://www.edpwater.com/your_district.html under North West Harris County Municipal Utility District #20. Please feel free to address any water/sewer issues to the MUD 20 operator, Environmental Development Partners (EDP), at 832-467-1599.

Please see article on page 9

LETTER FROM THE PRESIDENT



Merry Christmas and happy holidays to all our friends and neighbors!

What an amazing year! Another one for the books, and I'm not just talking Astros (you thought I was going to say Harvey – enough about him). We look back and see a lot of truly amazing times to be thankful for and blessings we have been given as we selflessly give back to others. In this wonderful season of love, I hope that all of you enjoy the joy and happiness which come with giving and doing for others and the fellowship of friends and family.

Thank you, Northgate Country Club, for the use of your room for the last monthly meeting.

And we want to send out a **big thank you** to our neighbors in Oak Creek Village for allowing us to hold our future monthly Board meetings at their clubhouse at 4062 Gladeridge. Being flooded in Harvey, the MUD 44 building, where we have previously met, is still under reconstruction and we have not heard when it will be available. The meetings will still be at 6:45 p.m. on the third Tuesday of the month for the general meeting. Thank you, Oak Creek Village!

OOCIA members should have received the annual assessment billing statements for 2018. Along with normal budget considerations, several dynamic factors were considered in working on the 2018 budget and will be discussed further in this newsletter. After attending our budget workshop, the Board voted to keep the assessment fees the same for 2018. The Board voted on the 2018 budget at the general monthly meeting November 21. The 2018 budget will be published on the website.

Important – Payment is due on **January 1**. Payments after January 31 will have a late fee and interest charges added. If payment is still not received the next month, in addition to increasing monthly interest, you will accrue charges for letters sent to you from Crest and our attorney. Your total owed will become quite large very quickly.

Don't let this happen to you! If you are having trouble paying the entire assessment fee, call Crest Management (281-579-0761) and tell them you would like to use the payment plan. It is very important you have your fee paid or be entered into a payment plan by the end of January 2018.

If you ever talk to friends in other subdivisions and compare assessment fees, make sure you are aware of the expenses each one covers. For instance, in some areas,

(continued on page 3)

Who You Gonna Call?

IMPORTANT NUMBERS TO KEEP

OOCIA MANAGEMENT COMPANY

Crest Management Company, AAMC.....281-579-0761
(for deed restrictions, neighborhood management and property improvements)
PO Box 219320, Houston, TX 77218-9320
Fax 281-579-7062 | www.crest-management.com

OLDE OAKS CIA OFFICIAL P.O. BOX

Olde Oaks CIA
PO Box 682523, Houston, TX 77268-2523

2017-2018 OFFICERS

Pat Ganer, President, pganeroociaboard@gmail.com
Randy Darland, Vice President, rdarlandoociaboard@gmail.com
Susan Szota, Secretary, szotaociaboard@gmail.com
Deborah Plance, Treasurer, Deborahplance.oocia.board@gmail.com

Community Engagement Committee

Chair, Chatina De Rousselle, cddconsult@yahoo.com

Deputy Patrol Coordinator (Interim)

Randy Darland, rdarlandoociaboard@gmail.com

OLDE OAKS INTEREST GROUP CONTACTS

Book Club.....Kathy Hall, 281-569-4967
Bridge, Women's.....Susanne Bailey, 281-580-1717
Dinner With Friends.....Lauren Hensley, 281-893-1833
Playgroup.....Joyce Ray-Latson, 832-231-3201

PETS - DISTURBANCES, LOST & FOUND

Report injured, vicious animals and bites

Animal Control.....281-999-3191

Complaints about barking dogs

Sheriff Non-Emergency.....713-221-6000

Report lost or found pets in OO/WP

Julie Brown, Pet Liaison.....jbrown@apex-staff.com, 713-302-9148

SCHOOLS

Spring ISD Schools..... www.springisd.org
Pat Reynolds Elementary School.....281-891-8240
Edwin Wells Middle School.....281-891-7750
Westfield High School.....281-891-7130

REPORT UTILITY ISSUES Add these numbers to your cell phone for easy access

Gas Leaks (Centerpoint).....713-659-2111
Power Outages (Centerpoint).....713-207-2222
Street Light Outages (Centerpoint).....800-332-7143
Reporting resident will need pole number and street, including immediate side streets

Road hazards, street sign and light issues, bridges, flooding

Harris County Precinct 4.....www.hcp4.net
Monday-Friday from 8 a.m. to 5 p.m.281-353-8424
After hours, weekends, or holidays.....713-755-5000

Trash & Recycling

Texas Pride Disposal.....281-342-8178
www.texaspridedisposal.com; service@texaspridedisposal.com
Trash and heavy trash - Tuesdays and Fridays 7 a.m.-7 p.m.
Recycle - Tuesdays 7 a.m.-7 p.m.

General Safety

Harris County Public Health and Environmental Services.....713-274-6300
Report dirty pools, unsafe/unsanitary habitation
Request Vacation Watch (call 8 a.m.-5 p.m.).....281-376-2997
Harris County Alarm Detail (Permits).....713-755-4600

MUNICIPAL UTILITY DISTRICTS (MUD)

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

MUD #20..... www.edpwater.com

Billing, Service & Emergencies.....832-467-1599

Board of Directors: Brian Wright | Robert Skinner
John Dougrey | Ken Ross

Board Meetings: First Tuesday of month, 11:30 a.m.

10000 Memorial Drive, Suite 260, Houston, TX, 713-951-0800

MUD #44..... www.wdmtexas.com/districts-served/harris-county-mud-44

Billing, Service & Emergencies.....281-376-8802

Board of Directors: Rolf Flemming | Toby Landry

Robert Ramsey | Tom Sooy | Harry Swanstrom

Board Meetings: Second Tuesday of month, 7 p.m., 16030 TC Jester

Bammel Utility District Office.....281-376-8802

www.wdmtexas.com/districts-served/bammel-utility-district

Board of Directors: Nicholas Fava | Garey Nelson | Alan Kaniss

Al Habinak | James Armand

Board Meetings: Second Monday of month, 7 p.m.

3904 Gladeridge (clubhouse)

OTHER

Olde Oaks Greenbelt Preservation Association.....<http://oogpa.com>

Greenbelt Preservation Association:

Craig Lewis, President | Kathy Zigler, Secretary

Tanya Morland, Treasurer | John Edmonson, Director at Large

Barbara Bush Library.....281-376-4610

6817 Cypresswood Drive, Spring, TX 77379

Hours: Monday 1-9, Tuesday 10-9, Wednesday 10-6,

Thursday 10-9, Friday 10-6, Saturday 10-5, Sunday Closed

Northgate Country Club.....www.northgatecountryclub.com

General.....281-444-5302

Membership.....281-440-4006

EMERGENCY NUMBERS

Police - Fire - Ambulance.....911

Nonemergency Sheriff.....713-221-6000

Fire Department - Klein Volunteer.....281-251-0101

Animal Control.....281-999-3191

24 hr. Emergency Poison Control Center.....800-222-1222

CenterPoint Electric.....713-207-2222

CenterPoint Gas.....713-659-2111

Harris County Pct. 4 (M-F, 8 a.m.-5 p.m.).....281-353-8424

Harris County Pct. 4 (outside regular hours).....713-755-5000

Registered Sex Offenders.....www.familywatchdog.us

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

To have your house checked on while you're away on vacation go to www.harriscountysos.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

President's Letter - continued

homeowners pay directly to the trash companies for their service; ours are included in the assessment fee. That amount alone is about one third of our total expense. We contract for dedicated patrol by four deputies; others pay for no dedicated patrol. Those two expenses together constitute more than half of the total fee.

The next largest single amount is the streetlight utility cost. During the year we deactivated 50 lights located out of our boundaries. We aggressively pursued competing energy broker alternatives to settle on a five-year contract, which is projected to yield an approximate \$10,000/year savings. Then in addition, we identified a slip-up in setting up new streetlight accounts in 2015-2016. The erroneous coding caused us to be overcharged due to sales and location related taxes. After discovering this 11 months ago, we are finally expecting a refund of \$5,600. These three factors decrease the amount budgeted from \$150,000 to \$116,400 in streetlight utility cost, for a reduction of \$33,600 for the 2018 budget.

Take time – Please be sure to take time in the new year to refresh your knowledge of the deed restrictions and architectural control guidelines you signed when you bought your home. Take time to walk across the street, turn around and look at how your home impacts our neighborhood. Your responsibility to keep your yard and home clean and attractive affects all the homeowners and our property values. Take the time to make your front yard something your neighbors enjoy seeing.

NEWSLETTER DEADLINE

**Deadline for January newsletter is
December 10 by noon.**

Editor: Karen Haehn

Email: OOCIAEditor@gmail.com

If you would like to see an increase in the number of pages we can utilize for community information, please let businesses know about the newsletter and have them place an ad by contacting Champions Printing directly at 281-583-7661.

YOUR NEIGHBORHOOD HANDIMAN

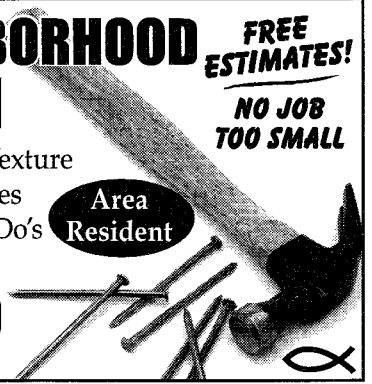
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The joy of the holidays is here!



**A time to
gather with
family and
friends.**

Happy Holidays and Merry Christmas to all!

No one knows the neighborhood like a neighbor!

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My attention to detail can make the difference!**

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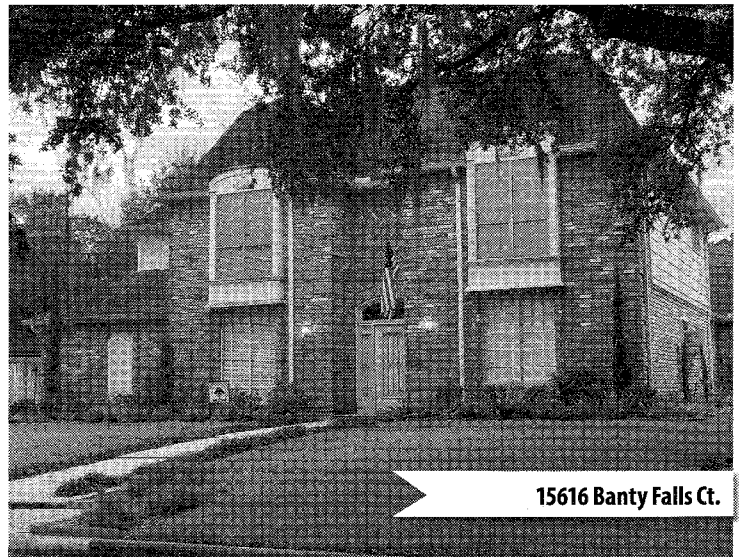
Yards of the Month

15802 Crystal Brook



December Winners

Congratulations!

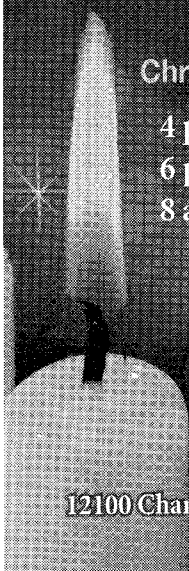



15616 Banty Falls Ct.

celebrate
Christmas
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- 6 p.m. - Contemporary Worship
- 8 and 10 p.m. - Traditional Worship
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Health Insurance?**

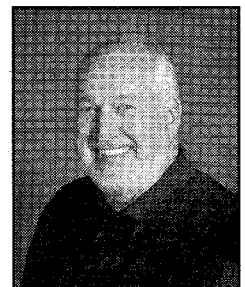
Call before December 7
if you are interested in Medicare Advantage Plans!

I'm a local area resident! ASK ME about...

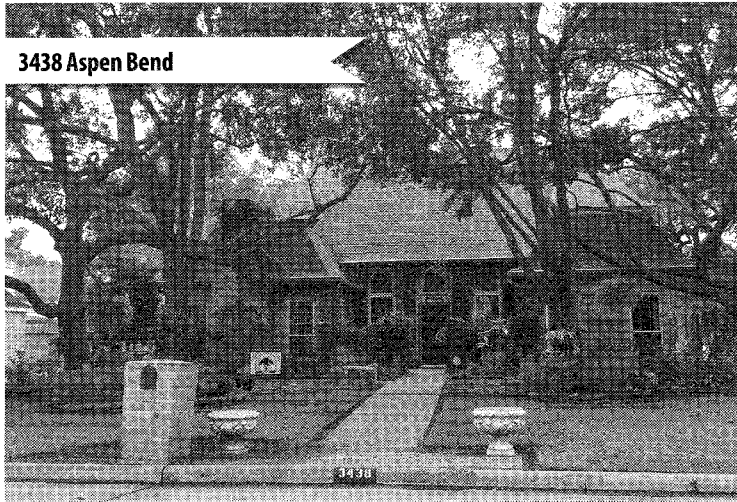
- **Memorial Hermann Medicare Advantage Insurance**
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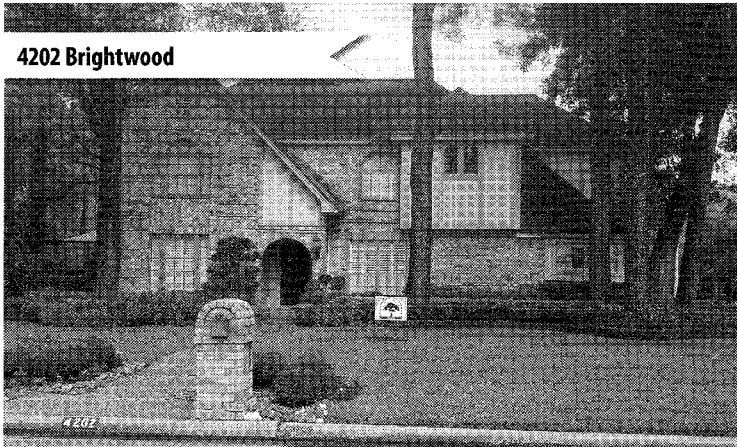
Bob Brooke, LUTCF
Life & Health Insurance Agent
832-813-8173
bbrooke@ambains.com



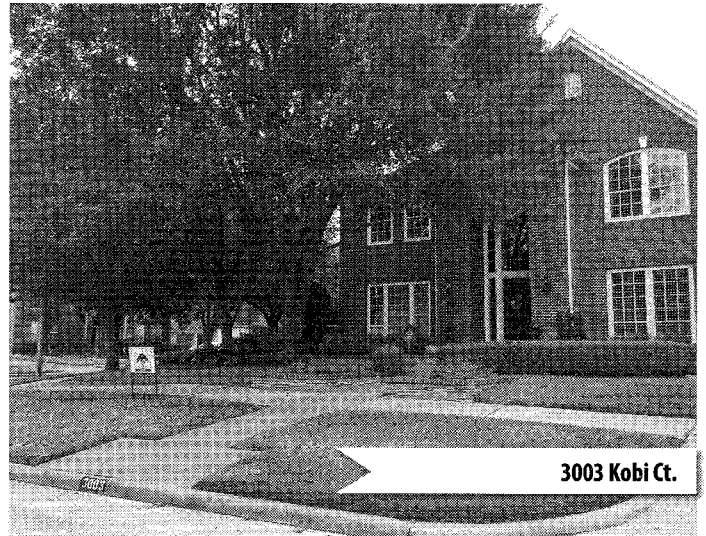
AMBASSADOR INSURANCE



3438 Aspen Bend



4202 Brightwood



3003 Kobi Ct.

Congratulations to these December Yard of the Month winners!

The purpose of Yard of the Month is to highlight addresses which enhance our entire community. You are invited to nominate a Yard of the Month for consideration by emailing the Beautification Committee: Susan Szota at szotaociaboard@gmail.com.

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Houston, TX 77070

To register, visit houstonmethodist.org/events or call **281.737.2500**.

Refreshments • Giveaways



A Note From the Treasurer

My husband Douglas and I moved from Portland, Oregon and purchased our first ever HOA home here in Olde Oaks back in 2013. HOAs are not common practice in the Pacific NW, so my learning curve came rushing at me quite rapidly once I agreed to become a Board member. It's been a wonderful experience with lots of fun times along the way with the other Board members and with the OOCIA members who have helped get me up to speed. Everyone has been very supportive, and it has been greatly appreciated.

It has been quite a year learning how OOCIA/Waterford Park's HOA operates and trying to help find ways to make the "bottom" line work in our favor. I think that everyone has done a great job in keeping that bottom line a positive number, especially as the number was anticipated to be in the negative range. Yay! It was a great concerted effort by the members of the Finance Committee, as well as the Board members.

The Board has not only met at the monthly meetings, but we have also met at what we call "side" Board meetings. We even met at more than one side meeting in a few of those months. The Board has worked very hard to ensure that the assessments would not be raised, even though there were strong indications that it would have to happen. The majority of what will be helping keep our assessments the same was largely due to the MUD donations, as well as the reduction in electric bills

(streetlights), and making sure that all electric accounts were placed in tax exempt status (no sales tax). Because of these elements, OOCIA's assessments will remain the same.

Some other ways we will be improving the operating and reserve funds of OOCIA are briefly listed below. I will be going into more detail on any (or all) of these items at the Board meetings through the remainder of the year. You only need to ask for further clarification on the listed items below. In brief, the following will be the Board's financial plans for the remainder of this year, and into 2018:

- Aggressive actions are currently being taken to reduce our accounts receivable that will bring OOCIA more in line with industry standard aging of the accounts receivable.
- Reserve study was completed to aid OOCIA in funding future repair and replacement needs of the community area assets such as monuments, irrigation systems, fencing, playground structures and mailbox stations. There are no planned large projects that would increase expenditures for the upcoming year.
- Better management of the funds to create greater returns on our investments (higher yields).

From our home to yours, Douglas and I wish you the very best Christmas and a happy and prosperous New Year.

God bless, Deborah Plance, OOCIA Treasurer

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Security Camera Registration

In the September newsletter, we had an article on using security cameras as a tool for police officers. In a talk between the safety committee and our contract deputies, the idea of having a list by streets of those who owned security cameras in our community was very well received.

Adding private security cameras as an additional security measure has been a proven asset to areas that use it.

We asked homeowners who wanted to include their security cameras on the list for the police to send addresses and other information to Randy Darland, OOCIA Vice President. This list will only be given to our law enforcement officers and only when needed to aid in keeping us safe and apprehending criminals.

If you haven't sent in your information yet, you can send it to Randy at rdarlandoociaboard@gmail.com.

If you would rather mail your information, you may send it to: Olde Oaks CIA, PO Box 682523, Houston, TX 77268-2523.

Deed Violation Reporting

Follow the basic steps for proper reporting. This helps the management company help residents stay in compliance. Talk to the neighbor; if you feel the neighbor is uncooperative or in need of assistance, please contact the management company by phone or email.

Deed restrictions are strictly enforced. To report violations, contact Pam Hummel, Assistant Community Manager, at 281-945-4661 or Pam.Hummel@crest-management.com.

Lost and Found *Pets*

Please do not post pet photos on stop signs or lamp posts. Please submit a picture of the pet, a detailed description, your contact information and email address, to Julie Brown at jbrown@apex-staff.com, 713-302-9148, or on Nextdoor.

To post online, here are some suggested sites:

- www.nextdoor.com (There is an urgent alert that can be sent!)
- www.houstonspca.org
- houstontx.gov/barc

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A Storybook Christmas

December 9 • 9 - 11 a.m.
BREAKFAST WITH THE BIG GUY

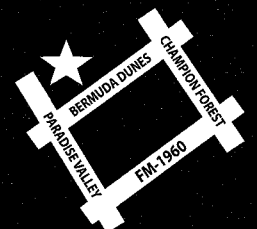
December 10 • 4 p.m.
CHRISTMAS CONCERT:
GOD BLESS US EVERY ONE

December 24 • Christmas Eve
CANDLELIGHT & COMMUNION
11 a.m. / 5 p.m. / 7 p.m. / 9 p.m. / 11 p.m.



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JOIN US EACH SUNDAY AT 8:15, 9 & 11 A.M.
AND WEDNESDAY EVENINGS FOR DINNER & CLASSES AT 5:15 P.M.

Holiday Challenge

I would like to encourage – no, I'd like to *challenge* my neighbors to share their most valuable asset with each other during this holiday season. "You want me to give my money, my jewelry, my heirlooms or whatever I consider my most valuable asset," you ask? No, I am talking about an asset that money cannot buy – your **time**.

I would submit to you that your most valuable asset is your time. That's right, your time! Think about it: You can lose your money, and then make more. You can lose friends and family, but then you can make new friends and our families continue to grow. But time? Time is not replaceable!

As many of you are aware, I enjoy making desserts, such as cinnamon rolls, cheesecakes, sourdough breads, bread pudding with rum sauce, or delicious chocolate fudge that is so creamy that it melts in your mouth! Hungry yet? I receive great pleasure (and stress relief from running my own financial services firm) by spending time in my dream kitchen. However, I receive the biggest blessings when I share whatever the creation I made with neighbors! Please understand that what I am giving away goes much deeper than the (hopefully) pleasurable taste as you sample the goodies; I am giving away my most valuable asset, my **time!**

As we enter into this season, I would ask you to join with me and invest some of your time in whatever way that

you desire, and share the result of your investment of time with neighbors. Trust me, it is so much fun to walk up to a neighbor's home, even if I don't know them, ring the doorbell and watch their expression when I say Merry Christmas, I have made you some homemade cinnamon rolls (last Christmas I baked and gave away 48 pans), chocolate fudge or whatever hits me that day. They may or may not realize, but the truth is my time is very limited and I am very protective of the amount of time I have available. For me, doing something with my time that I enjoy and then being able to share that joy with neighbors is an awesome privilege!

Please consider committing to using a little of your precious time this holiday season to bless your neighbors, some you know and others that you don't. I guarantee that you will strengthen relationships with neighbors you know and begin new friendships with neighbors that you currently don't know. A side benefit will be the fact that our community will become closer knit as we bond more with each other. Most of all, I can assure you that you will be the most blessed from an inner joy as you walk away knowing that you just shared your most valuable asset with others, your **time!**

Will you join me again in 2017 and commit to this challenge?

Roger K. McKnight
romak@swbell.net

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Contributions From MUD 20 and MUD 44

The attractively landscaped and well-maintained TC Jester green median between Cypresswood and FM 1960 provides a much-needed aesthetic appeal to the entire surrounding area, particularly given the nearby FM 1960 challenge. To date, the cost burden has been borne exclusively by OOCIA members within their HOA fees. This year we approached MUD 44 and MUD 20 for their assistance to consider more fairly distributing the cost since there is an obvious shared public benefit to the area.

After careful consideration, MUD 44 indicated they would contribute \$20,000. Then MUD 20 followed with their decision to contribute \$30,000, giving a total of \$50,000 toward our 2018 cost burden of the TC Jester green median. We are very appreciative for these contributions and hope our residents will extend their gratitude also! Both MUDs made it clear their decisions were a "vote of confidence" in the OOCIA HOA Board's recent decisions and actions, making it clear future Board actions could either help or hinder future MUD considerations.

To date, OOCIA has paid for all TC Jester green median expenditures. We paid for initial investments like the landscape and irrigation system, daily operating expenses consisting of repairing the irrigation system, routine landscape maintenance, mowing, and mulch, increase in water costs, and every 2-3 years

major tree-trimming and fertilization. For 2017 that cost is anticipated to be approximately \$75,000. The recent reserve study clearly identified that significant money needs to be set aside for future major overhaul/replacement of our extensive aging irrigation system.

We so appreciate the MUDs and their contributions, which provide a way in which the costs of maintaining an obvious area of public benefit is balanced out. **Thank you, MUD 44 and MUD 20!**



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most significant things in life . . .

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Wishing you and your family many
simple pleasures this holiday season.



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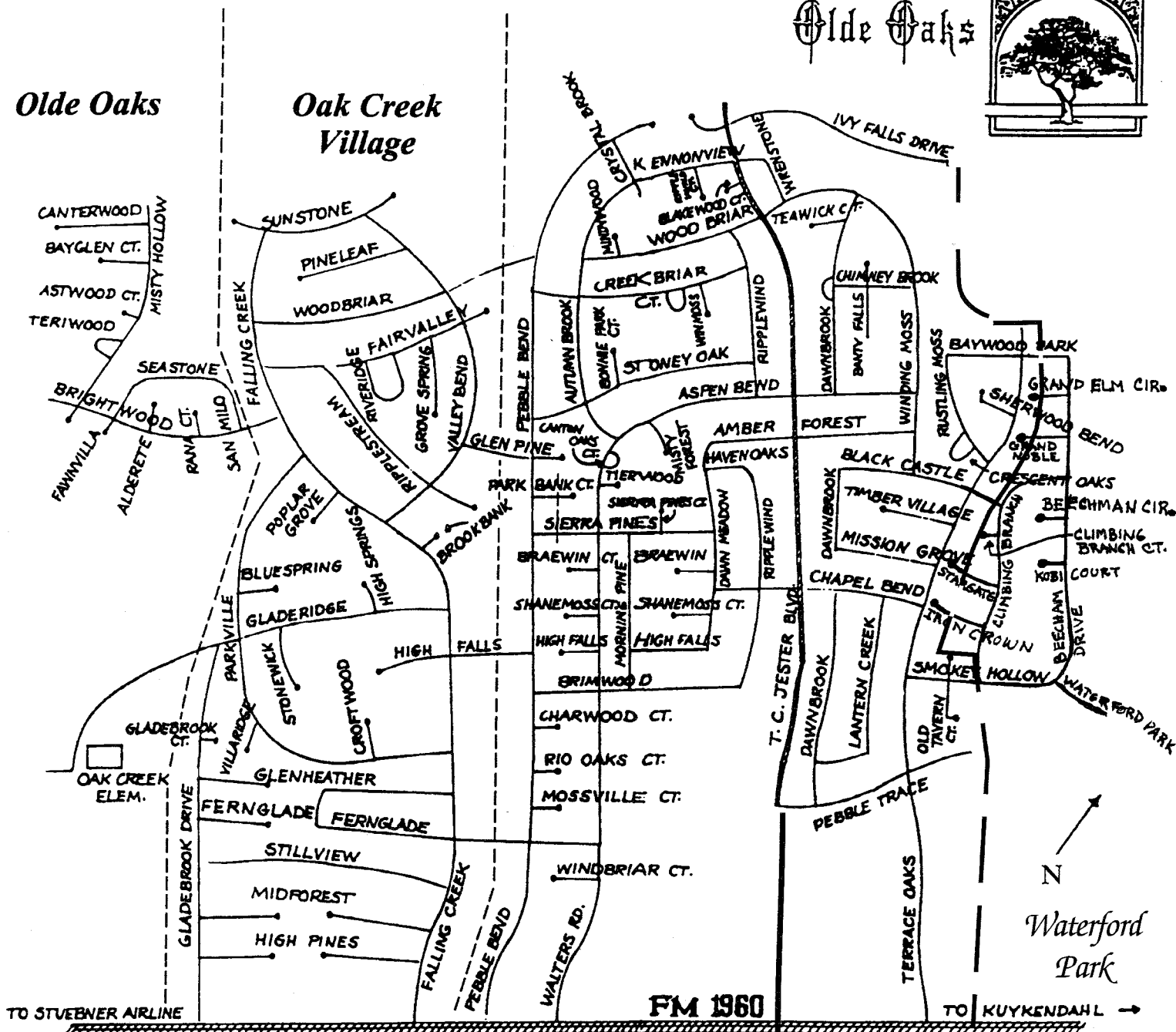
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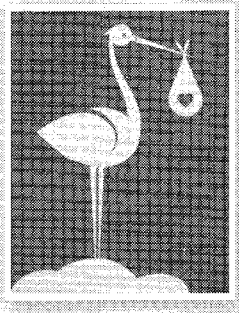


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To arrange to have a stork sign in your front yard, please call Kathy Hall at 281-569-4967.

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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.

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

Trash Pickup

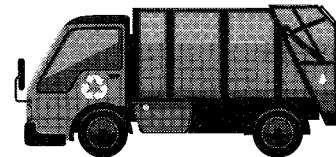
Trash Service Days

Trash and Heavy Trash:

Tuesdays and Fridays
7 a.m. - 7 p.m.

Recycle:

Tuesdays: 7 a.m. - 7 p.m.



Remember, **be kind to your neighbor** and keep **all** trash cans out of sight - either in your garage or behind a fence - except for trash days. Thank you.

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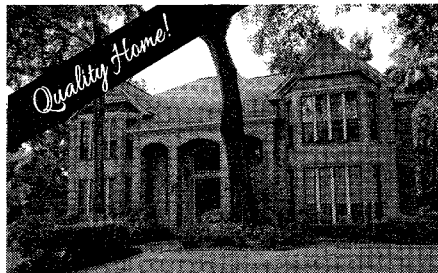
*Specializing in Olde Oaks,
 Waterford Park and Northgate Forest!*

Better Homes and Gardens
 REAL ESTATE

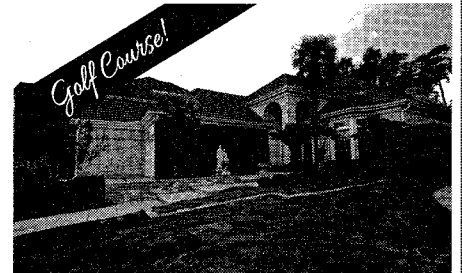
GARY GREENE

I'm pleased to announce that I have been selected to market these fine homes.

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



Olde Oaks | 3103 Mission Grove
 \$279,000 | MLS# 73939145
 Custom home on large corner lot. High ceilings, rich block paneling. Master with adjoining study. 4/3.5 w 3 car garage.



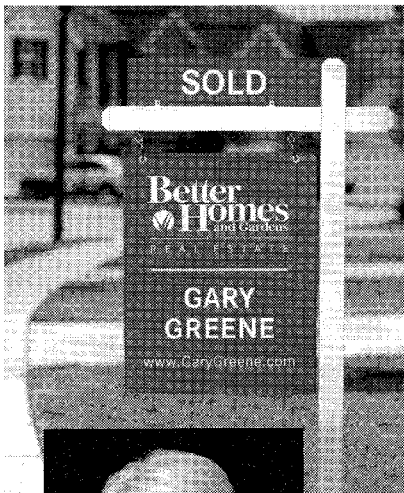
Greens Northgate Forest | 2711 Southern Oaks
 \$350,900 | MLS# 57128876
 Courtyard home with 3 bedrooms 2.5 baths. Small intimate enclave on the golf course with gorgeous views.



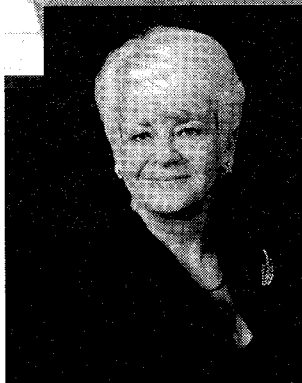
Northgate Forest | 16131 Villa Fontana Way
 \$575,000 | MLS# 26552847
 Exquisite home in gated community. Mosquito system, summer kitchen, covered patio with beautiful views of golf course. Did not flood during hurricane.



Waterford Park | 3006 Beecham
 One and half story with large living area, 3 bedrooms, 2.5 baths. And 3 car garage. Gameroom up. Over 3200 square feet.



Linda Beck... Taking the time to do it better!



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 Olde Oaks & Waterford Park Specialist
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