



## Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION



### Light Your Home for the Holidays! Deadline for Judging Is Saturday, December 10

Please nominate a home that has beautiful decorations and/or lighting for the annual Christmas Lighting Contest.

Wishing you and yours a wonderful holiday and a joyous New Year.

*Susan Szota,*  
Szotaociaboard@gmail.com

### NOTICE TO HOMEOWNERS

#### OOCIA MEETING – DECEMBER 27

OOCIA monthly HOA meetings are officially the  
**FOURTH TUESDAY OF EVERY MONTH**

Meetings are held at 6:45 p.m.  
at the MUD #44 Bldg. at 16030 TC Jester Blvd.

Monthly meetings are held to address the Board's new and old business. Residents are encouraged to attend. Q&A sessions are held at the end of each meeting for resident questions and comments. Residents with specific property or account concerns should contact Crest management at 281-579-0761. Board meeting minutes are available at [www.oocia.org](http://www.oocia.org).

## LETTER From the President

OOCIA meetings are the **fourth Tuesday** of every month, 6:45 p.m. at the MUD #44 Building at 16030 TC Jester Boulevard. The next meeting is **December 27**.

October was the month for our annual budget review. In preparation, the Board convened a special session that included our Crest representative, Karen Janczak, and our budget committee. All Board members were invited to attend as well. We reviewed the budget line by line over several hours justifying cost projections for services to include security, trash and utilities. In both 2015 and 2016 the Board approved deficit budgets. With no change for 2017, OOCIA was on a pace for a (\$160,000) deficit, funded by dipping into our reserves, which would be depleted to zero by the end of 2018.

Instead, the Board voted to increase 2017 HOA assessments by ten percent, or approximately \$58 per lot. This will still only close the gap to a loss of (\$60,000). The Board intends to find operational cost reductions to correct the imbalance, before considering further increases. The enclosed finance committee report addresses this issue in depth.

Included in this newsletter is a call for candidates. The next OOCIA election will be held four months from now, February 2017. Two Board seats are on the ballot. Individuals wishing to run for election, please see the Call for Candidates instructions inside.

These months are proving a busy time. We wish you good tidings this holiday season. This will be the last newsletter before the New Year. May next year be even better than this one. Merry Christmas and happy holidays to you and yours.

*All the best,*  
Torrence Smith • [torrenceociaboard@gmail.com](mailto:torrenceociaboard@gmail.com)



# 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

### OOCIA BOARD OF DIRECTORS

Torrence Smith, President, torrenceoociaboard@gmail.com  
Chuck Cornelius, VP, ccorneliusoocia@gmail.com  
Patricia Ganer, Treasurer, pganeroociaboard@gmail.com  
Susan Szota, Secretary, szotaociaboard@gmail.com  
Norman Nelson, At Large, norman.nelson@oocia.org

### OLDE OAKS INTEREST GROUP CONTACTS

Arts and Crafts .....Barbara Smith, 832-732-9920  
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  
Volunteer Pet Charity Coordinator Roswitha Shoemake, 713-703-8637

### 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

WCA Waste Corporation .....281-789-1981  
(Place household waste receptacle outside your back door or back of home outside of fence accessible to pickup Monday and Thursday, yard waste at the curb Monday and Thursday, and recycling and bulk at the curb Thursday only. Please return your trash receptacles to your garage or out of view from street after pickup on Mondays and Thursdays.)

### 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: John Dougrey | Robert Skinner  
Larry Foster | Brian Wright | 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.harriscountyso.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](http://www.nextdoor.com)

# OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. Board of Directors' Meeting Agenda

Date: Tuesday, December 27, 2016  
Time: 5:45 p.m.  
Place: MUD #44 Building, 16030 TC Jester,  
Houston, Texas 77068

## AGENDA

### Executive Session – 5:45 p.m.

- I. Call to Order and Adoption of Agenda
- II. Manager's Report
  - a) Collections
  - b) Deed Restrictions – Enforcement Actions
  - c) Attorney Status Report
  - d) Homeowner Request
- III. Adjournment into Open Session

### Open Session – 6:45 p.m.

- I. Call to Order and Adoption of Agenda
- II. Introduction of Board and Management
- III. Summary of Executive Session Meeting
- IV. Approval of the Minutes

- V. Financial Report
- VI. Business:
  - a) Ratification of Decisions Made Between Meetings
  - b) Proposals
  - c) Policies
  - d) 2017 Budget and Assessment Rate
- VII. Committee Reports
  - a) Strategic Planning; Fundraising; Communications – Torrence Smith
  - b) Deputy Coordinator/Crime Prevention; EMR; Deed Restrictions – Chuck Cornelius
  - c) Community Engagement; Beautification and Projects; Social Activities – Susan Szota
  - d) Finance and Budget; Bylaws – Pat Ganer
  - e) Nominating Committee – Pat Ganer
- VIII. Additional Business
- IX. Homeowner Open Forum
- X. Scheduling of the Next Board Meeting
- XI. Adjournment

## A TEAM OF LEADERS IN ORTHOPEDICS AND SPORTS MEDICINE.

The specialists at Houston Methodist Orthopedics & Sports Medicine are honored to serve the growing Northwest Houston community.

**Plinio Caldera, MD**, General Orthopedics  
**Travis Hanson, MD**, Foot & Ankle  
**HoSun Hwang, MD**, Neck & Spine  
**Daniel Le, MD**, Joint Replacement  
**Scott Rand, MD**, Primary Care Sports Medicine

**Alan Rosen, MD**, Hand & Upper Extremity  
**Christian Schupp, MD**, Primary Care Sports Medicine  
**John Seaberg, MD**, Orthopedic Sports Medicine  
**Gregory M. Seelhoefer, MD**, Primary Care Sports Medicine  
**M. Nameer Siddiquee, MD**, Primary Care Sports Medicine

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# FINANCE CORNER

## Assessment Fee Increase 2017

In October, the Board established the 2017 operating budget and set new assessment fees required to fund planned activities of the Olde Oaks Community Improvement Association. The Board compared budgets from the past few years, our total actual expenses from those years and 2016 financials to date. The Board also took into consideration predicted increases in utility expenses and the percent of homeowners who have not yet paid their 2016 OOCIA assessments and fees.

The Board voted to increase the 2017 annual assessment fee by 10% which will raise the amount from \$575 to \$632.50 per lot. This still results in an anticipated annual operating budget deficit of about \$60,000. As explained by Torrence Smith at the monthly Board meeting, rather than immediately increasing fees to bring us to a balanced budget, the Board will begin by increasing by half the amount needed to balance the

budget for 2017. He emphasized the Board's responsibility to then work on finding ways to save or cut back on unnecessary costs. If costs cannot be reduced, a second fee increase may be necessary in the future.

### Reasons for this decision:

For the past three fiscal years the annual budgets were designed and approved to result in a deficit balance. The cumulative negative outcomes since 2014 depleted our cash savings. In 2017, we start the year with \$205,700 in operating reserves; we have an additional \$161,000, but those funds are reserved for and committed to maintaining our community's capital assets. Since the Association's annual assessment income does not meet or exceed operational costs we must budget a deficit this year – further eroding our savings by \$60,000.

The 2015 Budget was authorized to result in a \$57,773 deficit. As you may recall, increased Board expenditures for unbudgeted aesthetic community improvements, however, resulted in an actual operating deficit of \$200,282.

The 2016 Budget was initially authorized by the 2015 Board to result in a \$124,000 deficit. Yet, between December 2015 and January 2016, the Board hastily voted on and implemented an additional unbudgeted project: the TC Jester median landscape/irrigation project costing \$18,200. To date, having cut back on some of the budgeted spending, the 2016 Board is projecting to end the year with an approximate deficit of \$82,000.

Since the 2015 implementation of the additional street lights, the Association's Reliant utility bills are projected to spike 66% next year over 2015 levels; water utility bills will likely increase 12% and our liability insurance is up 43%.

As a community, we have agreed to pay for significant contracted services. These are the major drivers of total annual cost in the operating budget. The three top contracts are for Security Patrol, Waste Management, and Property Management. Maintaining these contracts at current levels of service will continue to challenge the Board's options for reducing overall cost while maintaining reasonable assessment fees.

For questions or more information, email [pganeroociaboard@gmail.com](mailto:pganeroociaboard@gmail.com).



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| <b>\$10</b><br>FLU SHOT<br>with this flyer | <b>\$50</b><br>OFF YOUR NEXT BILL<br>with this flyer | <b>50%</b><br>OFF SPORTS PHYSICALS<br>with this flyer | <b>FREE</b><br>CPR CLASS<br>with this flyer | <b>FREE</b><br>FIRST AID CLASS<br>with this flyer |
|--|--|---|---|---|

## 2017 Approved Budget

| Approved 2017 Budget           | 2017             | Comments                                   |
|--------------------------------|------------------|--|
| Annual Assessments Per Lot     | \$633            | 10% Increase Over 2016 Assessment          |
| <b>REVENUE</b>                 |                  |  |
| Assessment Income              | 1,048,881        | 1657 Lots, 1660 Less 3 FEMA Lots Confirmed |
| Interest Earned on Investments | 1,300            |  |
| Interest on Unpaid Assessments | 5,000            |  |
| MUD Income                     | 2,400            | For Maintenance of FEMA Lots               |
| Miscellaneous Income           | 0                |  |
| <b>Total Revenues</b>          | <b>1,057,581</b> |  |
| <b>EXPENSES</b>                |                  |  |
| <b>Administrative:</b>         |                  |  |
| Administrative – Contract      | 49,200           |  |
| Administrative – Other         | 0                |  |
| Office Supplies                | 600              |  |

|  |                  |  |
|--|------------------|--|
| Copies   | 6,000            |  |
| Postage and Delivery                           | 7,000            |  |
| Community Mailouts                             | 2,100            | Annual Meeting Notice, Bylaws to be Mailed 2017                                |
| Meetings and Board Expenses                    | 2,500            |  |
| Administrative Notices                         | 4,668            | \$3 x 1567 Owners per Contract   |
| Deed Restriction Expenses                      | 4,500            |  |
| Record Storage and Management                  | 180              |  |
| <b>Total Administrative</b>                    | <b>76,748</b>    |  |
| <b>Professional Services:</b>                  |                  |  |
| Legal—Corporate                                | 5,000            |  |
| Legal—Collections                              | 50,000           |  |
| Legal Collection - Billed To Owners            |                  | No Charge Back for Budget Purposes   |
| Legal—DR                                       | 5,000            |  |
| Legal—DR Billed to Owners                      |                  | No Charge Back for Budget Purposes   |
| Tax Preparation and Audit                      | 3,000            | Per Contract   |
| Reserve Study                                  | 0                | This Can Be Taken From Capital Reserves  |
| <b>Total Professional Services</b>             | <b>63,000</b>    |  |
| <b>Maintenance and Repairs:</b>                |                  |  |
| Landscape Contract                             | 55,000           | Per Contract   |
| Landscape Extras and Improvement               | 0                |  |
| Irrigation Repairs                             | 7,500            |  |
| Tree Maintenance                               |                  | Will Be Budgeted Every Three Years   |
| FEMA Mow Contract                              | 3,000            |  |
| Force Mows                                     | 1,000            |  |
| Force Mows Billed to Owner                     |                  | No Charge Back for Budget Purposes   |
| Electrical Repairs                             | 1,000            |  |
| Parks and Playgrounds                          | 3,000            | Taken Out of Non-capital Reserve   |
| Fence Repairs/Maintenance                      | 700              | May Be Taken From Cap Reserve  |
| Signs and Monuments                            | 2,000            | May Be Taken From Cap Reserve  |
| Pest Control                                   | 8,000            |  |
| <b>Total Maintenance and Repairs</b>           | <b>81,200</b>    |  |
| <b>Utilities and Services:</b>                 |                  |  |
| Street Lights                                  | 150,000          |  |
| Electricity—Common Areas                       | 8,000            |  |
| Water and Sewer                                | 40,000           |  |
| Other Security                                 | 500              |  |
| Other Utilities                                |                  |  |
| <b>Total Utilities and Services</b>            | <b>198,500</b>   |  |
| <b>Other Expenses</b>                          |                  |  |
| Property Taxes                                 | 100              |  |
| Insurance                                      | 18,900           |  |
| Holiday and Social Events                      | 3,000            |  |
| Newsletter/Website                             | 8,000            |  |
| Bank Charges/ Bank Fees                        | 150              |  |
| Bad Debt/ Write-Offs                           | 47,000           |  |
| Miscellaneous Expenses                         | 0                |  |
| <b>Total Other Expenses</b>                    | <b>77,150</b>    |  |
| <b>Total Expenses Before Contract Services</b> | <b>496,598</b>   | <b>Cost per lot = \$300</b>  |
| <b>Contract Services</b>                       |                  |  |
| Trash Collection                               | 355,246          | Based on current contracted amount through 4/17 and proposed bid through 12/17 |
| Patrol Services                                | 268,596          | No increase per Harris County  |
| Total Contract Services Expense                | 623,842          | Cost per lot = \$376   |
| <b>Total Expenses</b>                          | <b>1,120,440</b> |  |
| Surplus (Deficit)                              | (62,859)         |  |

*Hundreds of years before  
Jesus was born, God was preparing  
the world for His arrival.*

# Prepare

From the first Christmas carol to the sight of the Nativity and the birth of our Lord, memories are stirred of Christmases past and the hope of those yet to come.

Join us and make new memories this year.

**December 10 • 9 - 11 a.m.**  
BREAKFAST WITH THE BIG GUY

**December 11 • 4 p.m.**  
CHRISTMAS CONCERT:  
*UNTO US A SON IS BORN*

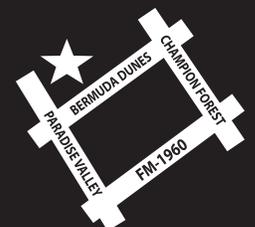
**December 15 • 6 p.m.**  
SERVICE OF PEACE & WHOLENESS

**December 24 • Christmas Eve**  
5 & 7 p.m. TRADITIONAL WORSHIP  
7:30 p.m. CONTEMPORARY WORSHIP  
9 p.m. BLENDED WORSHIP  
11 p.m. CONTEMPLATIVE WORSHIP



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## PROPOSED BYLAWS UPDATE

Do you remember 1990? It is the year when the movies *Ghost*, *Pretty Woman*, and *Home Alone* were released. The two Germanys were reunified and Nelson Mandela was released from prison in South Africa. All the while you may have been dancing around to “U Can’t Touch This” by M.C. Hammer, maybe “Ice Ice Baby” by Vanilla Ice, or grooving with “Free Fallin’” by Tom Petty. Seems like a long time ago doesn’t it? Twenty six years ago to be accurate. You may not remember any of the things mentioned, or you may have children who are not even that old yet. The point is that 1990 was the last time the Olde Oaks Community Improvement Association bylaws were amended.

What are Bylaws, you may ask? Bylaws are one set of what are known as dedicatory instruments which govern a homeowners’ association such as Olde Oaks Community Improvement Association (OOCIA). Other dedicatory instruments include Deed Restrictions and the Articles of Incorporation, but we are proposing to update only the Bylaws at this time. The Bylaws provide the Board of Directors with guidance regarding the duties of the Board as well as how the Board should conduct the business of the Association.

Many of the bylaws are based in part on the Property Code Chapter 209 – Texas Residential Property Owners Protection Act. The Property Code is usually amended every two years when the Texas State Legislature convenes. The proposed changes to the bylaws include significant updates based on revisions in the Property Code since 1990. If you are thinking that quite a bit could have changed over 13 sessions of the Legislature, you are correct.

During the election of the new Board members back in February, the decision to update the Bylaws was one of the platforms for the current Board. The process began back in March with a group of OOCIA resident volunteers meeting to discuss how to move forward with amending the Bylaws. Another meeting was held in April to continue the discussions. Early in May the decision to begin meeting weekly was made. Since May a small dedicated group has worked to reach consensus and produce an updated set of Bylaws. Oftentimes these meetings produced multiple viewpoints on various topics; for the most part we stayed the course.

The six-month effort resulted in a set of updated Association Bylaws, which were built on the framework of the original Bylaws, and other historical documents intended for the Association’s Bylaws. These proposed Bylaws are in line with the current Chapter 209 Texas Property Code, and have been submitted to and reviewed by the Association’s Attorney. So what now? In order for the updated Bylaws to become the “amended” Bylaws, they need to be voted on and approved by you the Association members at the Annual Member’s Meeting in February 2017.

Unlike some provisions in the US Congress, where members were required to approve the bill to see what was in it, the Board and the Bylaws Committee think that providing you, the Association member, with information on the proposed

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|   |   |   |
|---|---|---|
| <b>AJR Dwivedi, DO</b><br>Family Medicine   | <b>Nicoline Y. Lee, MD</b><br>Internal Medicine | <b>Dalbir Purewal, MD</b><br>Family Medicine  |
| <b>Olivia Revelo, MD</b><br>Family Medicine | <b>Dara Wang, MD</b><br>Internal Medicine       | <b>Maryum Zohair, MD</b><br>Internal Medicine |

18220 STATE HWY. 249, SUITE 390 | HOUSTON, TX 77070

|   |  |   |
|---|--|---|
| <b>Tiffany Burns, MD</b><br>Family Medicine | <b>Anupam Sidhu, MD</b><br>Family Medicine | <b>Sheila Tesson, MD</b><br>Family Medicine |
|---|--|---|

Schedule online today, visit  
[houstonmethodist.org/pcg](http://houstonmethodist.org/pcg) or call 713.394.6638.

**Houston Methodist**  
 PRIMARY CARE GROUP





# YARDS *of the* MONTH

Take a moment to appreciate these and all the lovely yards as you drive through the neighborhood!

# *Congratulations!*

## TO THESE NOVEMBER 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 for consideration by emailing the Beautification Committee: Susan Szota at [szotaociaboard@gmail.com](mailto:szotaociaboard@gmail.com).



15614 Dawnbrook



3210 Aspen Bend

**Celebrate Christmas at Kinsmen**

**Christmas Eve Candlelight Services**  
 4 p.m. Family Worship  
 6 p.m. Contemporary Worship  
 8 & 10 p.m. Traditional Worship with Brass and Choir

**Christmas Day Worship**  
 10 a.m.

*Holy Communion at all worship services.*

**Kinsmen LUTHERAN CHURCH**  
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3514 Brimwood



3519 Kennonview



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# Assessments due January 1, 2017



The 2017 Assessments for Olde Oaks Community Improvement Association and Waterford Park are \$633. Statements were mailed in November. These fees are due **January 1, 2017** and late on **January 31, 2017**. A late fee of \$30 will be added to your account on **February 1, 2017** and a statement will be mailed to you. If these fees are not paid by **February 28, 2017**, a reminder fee of \$20.00 will be added to your account on **March 1, 2017** and another statement will be mailed to you.

You have several options to pay before a Certified Letter/Final Demand is sent to you at a cost:

- Pay by check or money order for the full amount.
- Pay online with a credit card or electronic check as detailed on your statement or on Crest website.
- If you are unable to pay the full amount, please contact Crest Management to request a payment plan.

**Note:** Always include your property address and account number on your check or money order.

Mail check or money order to: Crest Management Company, 17171 Park Row, Suite 310, Houston, TX 77084.

For more information, contact Felita Henderson, 281-945-4646, felita.henderson@crest-management.com, or visit us online at [www.crest-management.com](http://www.crest-management.com)



## Chucks Beat Deputy Patrol

by Chuck Cornelius, Vice President

The holiday season is approaching. Please do not leave packages in your cars. If you see something suspicious, report it! Call the Sheriff's department first, then post on social media ... To request a contract deputy to contact you, call nonemergency/informational at 713-221-6000. Visit [www.iwatchharriscounty.com](http://www.iwatchharriscounty.com) or download the app for Apple and Android phones to report criminal activity anonymously.

### 9-1-1 to report any emergency, 713-221-6000 for non-emergency calls

With the iWatch app, you can report criminal activity anonymously to the Sheriff's Department. Please download and use this app. If you have a vacant house near you, please send Pam an email at Crest Management as well as myself. Pam will make checks on the property and advise the Board if upkeep is needed. I will get these properties on a frequent checklist with our patrol deputies.

Anonymity is available when reporting any incident. If you have any questions, please contact Chuck Cornelius, [ccorneliusoocia@gmail.com](mailto:ccorneliusoocia@gmail.com).

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# 2017 Election

## Call for HOA Candidates

The Olde Oaks Community Improvement Association (OOCIA) consists of the Olde Oaks and Waterford Park subdivisions; 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 **Wednesday, February 8, 2017**. Of the five, three are elected in even numbered years and two are elected in odd numbered years.

In 2017 Chuck Cornelius and Norman Nelson II will be completing their second year in February, leaving those two positions open. They may choose to run again for their positions along with any other qualifying homeowner desiring to run for a position on the Board.

The nominating committee will be meeting this month to begin groundwork for the election of Board members held at the Annual Meeting. If you are considering running for a Board position, the committee can help answer any questions you may have and help you in the campaign process. Remember, members may also choose to run for a position without the assistance of the committee.

Members interested in running for one of the two open Board positions should contact Karen Janczak at Crest Management, 281-945-4632 or karen.janczak@crest-management.com or they can contact the Nominating Committee Chair, Pat Ganer, at 713-306-6216 or pganeroociaboard.org@gmail.com. If you know of a member who you think would work well on the Board of Directors, you may submit their name to be contacted by the committee and given information.

The Board would love to see more individuals active in the community affairs, whether it is on a committee, on the Board, or just bringing positive, constructive ideas to the Board. At our last meeting members in the audience volunteered to be part of an ad hoc committee or group to study ways to get delinquent fees paid in a timely manner. Other members mentioned getting together to study ways to decrease our expenses. The Board will support and consider the findings of these types of groups. Please contact a Board member if you would like to participate and help the community in one of these areas or proactively help in other ways. Please consider helping our community by taking a more active part.

### 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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# HALLOWEEN FUN

Residents participated in decorating for Halloween. Neighbors enjoyed parties on cul-de-sacs and there were many homes that reported children were able to enjoy a safe and fun event throughout our neighborhood, creating lots of laughter and many empty candy bowls. A special thank you to those who decorated over the top! Bravo to the imagination and fun displays. Thank you to all residents who participated and brought smiles to all the youngsters' faces.

*This delightful display was at 3411 Amber Forest Dr. where they reported over 391 trick-or-treaters from 5-10 p.m.; that was not including the many visitors who came by to see their unique display.*



*Another home near Chimney Brock had an amazingly creative display.*



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3511 Creekbriar Drive also had a spectacular haunted house. Special thank you for opening your home to some special fun and including thunder and lightning, animated zombies and monsters, creepy lighting, and a few really scary surprises for the older kids....they reported that they were scared.

# Many Holiday Blessings From Our Home To Yours!

Wishing you all the comfort and joy that home ownership adds to your Holiday Season!

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## GARY GREENE



**Ryan Jockers**  
281.685.1889  
Ryan@RyanAndRoyaleRealty.com



**Royale Jockers**  
281.799.3482  
Royale@RyanAndRoyaleRealty.com



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# LOST & FOUND PETS

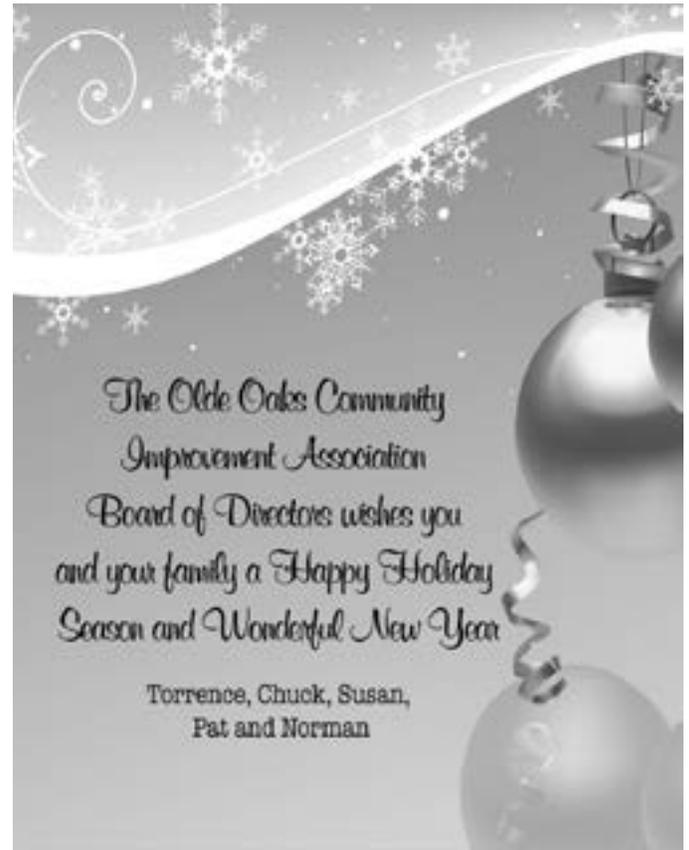
Please do not post pet photos on stop signs or lamp posts. Please submit a picture of the pet, detailed description, your contact information and email address, and contact Julie Brown at [jbrown@apex-staff.com](mailto:jbrown@apex-staff.com), 713-302-9148, or on Nextdoor.

## TO POST ONLINE, HERE ARE SOME SUGGESTED SITES:

- [www.nextdoor.com](http://www.nextdoor.com) (There is an urgent alert that can be sent!)
- [www.sPCA.com/lostfound](http://www.sPCA.com/lostfound)
- [houstontx.gov/BARC](http://houstontx.gov/BARC)
- [www.findingrover.com](http://www.findingrover.com) (install free application)

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