



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

2016 OOCIA Election

OOCIA Annual Members' Meeting Has Been Moved

February 10 • 7 p.m.

Klein High School • 16715 Stuebner Airline Road • Klein, TX 77379

The Olde Oaks Community Improvement Association (OOCIA) consists of the Olde Oaks and Waterford Park subdivisions, and its affairs are run by a five-member Board of Directors. These Directors are elected by the Association members (homeowners) at the Annual Members' Meeting each February.

Three directors are elected in even-numbered years and two directors are elected in odd-numbered years; thus, you are voting for three directors at the Annual Members' Meeting to be held at 7 p.m. on **February 10**.

We encourage all members to participate! This is also the time the Board presents the Association's annual report/Association financial status and other topics relevant to all members. At the end of the meeting, members will have an opportunity to present community-related questions to the Board.

You should have received the formal meeting notice and your proxy in the mail in January. If not, please contact Ola Guess with Crest Management. You are encouraged to properly fill out the proxy, sign it and return it by the

deadline stated, via the pre-addressed, stamped envelope that was included with the formal meeting notice. Proxies can also be hand-delivered at the annual meeting and will be accepted.

Only homeowners or their authorized agent can vote for directors in the annual election.

If you vote in person at the Annual Members' Meeting, you will receive your ballot at the Annual Meeting that evening, with the names of the candidates.

Even if you sent in a proxy ahead of time, you can later decide to attend the Annual Meeting to cast your vote in person instead. In this situation, registering to obtain your ballot at the meeting will then cancel the prior proxy you sent in.

If you decide to mail your proxy, please use the pre-addressed stamped envelope, postmarked by **February 5**:

Olde Oaks Community Improvement Association, Inc.
c/o Crest Management Company
P.O. Box 219320
Houston, Texas 77218-9320

Choose Your New Board!

As another HOA Board of Directors election opportunity draws near, **please appreciate the gravity of your vote**. Your elected HOA Board of Directors are responsible to manage our association and make all association decisions on our behalf. This is a serious responsibility that we, as owners, are bestowing on a few of our neighbors. The decisions of the elected directors will have a lasting effect on our neighborhood and our homes. This election deserves your attention and your participation, so please learn about the candidates and cast your vote.

Notice to Homeowners

OOCIA Board Meeting

February 10, 2016

OOCIA BOARD NOTES

Join us every month and bring ideas to the meetings.

Residents are invited to attend and participate in a Q&A session held after the general meeting.

For specific property or account concerns, contact Crest Management at 281-579-0761.

Please sign up to receive email notification of Board meetings at www.oocia.org. Register your email address at www.crest-management.com for important community announcements.



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Olde Oaks and Waterford Park

2016 Candidate Lineup



Marianne Carney



Dr. Dionne Hill, Ed. D.



Nicholas Summerville



Patricia Ganer



Torrence Smith



Susan Szota

These were the candidates at the time of printing. Anyone eligible to run for a board of directors seat can do so by submitting their information to Ola Guess by **February 5** for their name to be printed on the ballot. Anyone wanting to run can also do so

by announcing their name from the floor at the annual meeting on **Wednesday, February 10**. Any homeowner or their authorized agent can run for a Board seat.

2016 Olde Oaks & Waterford Park Candidate Spotlight

Marianne Carney

Hello, my name is Marianne Carney. My husband, Jack Carney, and I have lived in Olde Oaks for over 30 years. I attend monthly HOA meetings and am very verbal about doing the right thing, especially keeping up with deed restrictions to keep the subdivision's values high. I have worked in residential and commercial real estate extensively and own a talent agency. I maintain a critical standard of excellence where the utmost of quality is given in all I do. I am committed to helping to improve the neighborhood. I am interested in a position on the Board to add a voice for our neighborhood to see that the neighborhood remains well-maintained at the standards at which we have always reinforced.



about the neighborhood is the diversity of its residents from various generations and backgrounds. During our time here, it became evident that the social aspect of the neighborhood, which once existed many years ago, could use a few new ideas and approaches to include all residents, both new and old. In March 2015, the Water Oaks Social Club was formed under my leadership with a main mission focus to foster a sense of community by way of programs. I am a believer in that a tightly-knit community only happens when people share in activities and establish friendships. Since March, my being able to work with volunteers in our neighborhood to plan programs has only reinforced the mission of the Social Club and helped to bring neighbors together.

I have volunteered as a club member for the Water Oaks Social Club since March 2015 with the following programs created: Olde Oaks and Waterford Park resident mingler in collaboration with Chick Fil-A 1960, National Night Out in collaboration with the Security Committee, Welcome Group formed in collaboration with Northgate Country Club, Water Oaks Walkers group was formed, and lastly a Kids' Fun Zone event and clothes drive was done in collaboration with Salvation Army/ Chick Fil-A 1960.

Dr. Dionne Hill, Ed. D.

My name is Dr. Dionne Hill, Ed. D. I am running for a position on the HOA board. My background includes 12 years of supervisory experience in mental health/ counseling and over five years in higher education. My husband and I have lived in the neighborhood for almost three years. Over the years, what has been most noticeable



I offer diverse ideas and progressive thinking as a candidate. I want to enhance the social aspect of our community and stay on this course we have been on since March. With additional volunteers working with me, more creative ideas and collaborative efforts with community partners, we will only continue to foster an even greater sense of community here in Olde Oaks and Waterford Park.

Nicholas Summerville

My name is Nicholas Summerville, and my background is engineering. My family and I have lived in the neighborhood for almost 19 years. I am on the Board and have served on the Board of Directors for two terms. I love Olde Oaks and would like to see others come to love it also. The neighborhood has to continue to flourish. I would like to see Olde Oaks maintain its reputation as a clean, nice and safe place to live. I want to continue to help Olde Oaks accept change, as the world changes to a technology age, and show kindness and friendliness, as our neighbors change and are diverse in age and background.



HOA Meeting Date and Location Changes

The Harris County MUD Building located at 16030 TC Jester Boulevard has been closed due to numerous fire code violations. Notice from the Harris County Fire Marshal states the building will be closed to the public for at least ninety (90) days.

As a result, the Annual Association Meeting on **Wednesday, February 10** will be held at Klein ISD's Klein High School, located at 16715 Stuebner Airline Road, Klein, Texas 77379. The meeting will begin at 7 p.m. The annual meeting notice, which you should have received in mid-January, included a map of the school and information on how to reach the area within the building where the meeting will take place.

The March HOA meeting will be moved to **Tuesday, March 15** at Fallbrook Church, located at 12512 Walters Road, Houston, Texas 77014. Open session will begin at 6:45 p.m. as usual.

Fallbrook Church has generously agreed to allow the Olde Oaks Community Improvement Association to host the upcoming meetings on its campus.

Please register your email address with Crest for meeting notices and updates on any further meeting changes that take place. If the MUD building is still not open to the public by the end of March, meetings for April (and possibly additional months) will be moved.

If you have any questions or concerns, please contact Ola Guess via telephone at 281-945-4615 or via email at ola.guess@crest-management.com.

Norman Nelson II
OOCIA Vice President



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HOA Questions

Do you have questions about your HOA dues? Questions about ACC approval? Questions about the next HOA meeting? If so, contact Crest Management.

A lot of misinformation has been posted on Nextdoor, such as HOA dues being increased in 2016 or will increase in 2017. The budget for the following year is normally set in October. It is at this time you will know what your dues for the upcoming year will be. Dues for 2016 are \$575, and dues for 2017 will be set in October 2016.

Any questions you have about HOA business or your account should be directed to Crest. Information received via Nextdoor cannot be guaranteed as accurate, and many times it is wrong.

Our community manager, Ola Guess, can be reached at Crest at 281-945-4615 or at ola.guess@crest-management.com.

Norman Nelson II
OOA Vice President

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.harriscountysoc.org/vacation_watch.aspx and complete the form online, or call the Cypresswood substation.

Watch for "alerts" posted on our community website at www.facebook.com/groups/OldeOaksWaterfordPark and on www.nextdoor.com.

In case of emergency, always call 911 first.

For emergencies, call the Sheriff's Department at 713-221-6000.

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**To Register, Visit www.crest-management.com.
Click on the "Communities" Tab.
Click on "Olde Oaks."
Scroll Down and Click on "Email Sign Up."**

Please register your email address with Crest for community notices. By registering, you will receive notice of each monthly Board meeting with the agenda attached, as well as notification of neighborhood social events and other items that affect all homeowners and residents in Olde Oaks and Waterford Park, such as an alert on a recent security issue.

While residents enjoy using Nextdoor to interact with one another, it is not the official communication portal of the HOA Board or Crest Management. All official announcements and notices are sent via email and posted to the Olde Oaks website at www.oocia.org and on Crest's website on the page for Olde Oaks at www.crest-management.com.

At the December 2015 Board meeting, a resident asked how to get notice of emergencies and recent crime out to residents so they can stay alert. If an emergency announcement needs to be sent to residents, such as informing everyone of a recent burglary or robbery, please send a note to our community manager, Ola Guess, and the announcement will go out promptly.

*Norman Nelson II
OOCIA Vice President*

LOST & FOUND PETS

You will need a picture of the pet, detailed description, your contact information and email address. Contact Julie Brown at jbrown@apex-staff.com or 713-302-9148.

TO POST ONLINE, HERE ARE SOME SUGGESTED SITES:

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



Operation "Santa Paws" was another success story. Many supplies were collected for HCPHES Veterinary Public Health on Canino Road. Resident Roswitha Shoemake is an animal's best friend along with many neighborhood helpers. If you have any items to donate throughout the year, please contact Roswitha and let her know. Roswitha will continue to pick them up or you can drop them off to her throughout the year. Email her at roswithashoemake@gmail.com for information.

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HOA Board Hires Harris County Constable for Security Patrol

In December 2015 the HOA Board voted not to renew the security patrol contract with the Harris County Sheriff and to instead hire the Harris County Precinct 4 Constable to patrol Olde Oaks and Waterford Park. This change will take effect on **March 1**.

This decision, which was not taken lightly, was made after meeting with both agencies and discussing our concerns, areas where improvement is needed and weighing options on scheduling of deputies, a 100 percent versus 70/30 contract and general quality of service. Under the contract with the Sheriff's office, there were gaps in scheduling, leaving the neighborhood without a patrol deputy for several hours a day a few days a week.

Based on all of the information before us, the Board felt the best option was to hire the Constable. Contrary to misinformation on Nextdoor, the decision not to renew the contract with the Sheriff was not because any Board members have a grievance with the Sheriff's department or officers.

Contract pricing with both agencies is the same, and for 2016, the cost for security patrol with the Constable will be \$268,600 under a 70/30 contract. Had the Board renewed the contract with the Sheriff, the cost would be exactly the same.

The difference, however, comes about when looking at response times and the amount of time inside the neighborhood under the contract. The Sheriff's department responds to a lot of calls and patrols a lot of areas outside of Olde Oaks. As a result, deputies staffed into the community can be called out

more frequently for longer periods of time to fight crime outside the neighborhood. In essence, your dues are subsidizing security for other businesses and neighborhoods in Harris County. Second, if deputies are outside the neighborhood and far away, their response time can be longer when responding to a call you make for help.

The Constable, on the other hand, mainly patrols neighborhoods, instead of the open streets and areas of the county like the Sheriff. All of the neighborhoods that are adjacent to Olde Oaks (with the exception of Oak Creek Village and Northgate) have security patrol contracts with the Constable (such as Terranova West, Spring Creek Oaks and Wimbledon). Therefore, there is a lower likelihood of an officer from our neighborhood being called out of the community to fight crime elsewhere (read: none of your dues subsidizing the cost to fight crime outside of the neighborhood). Second, since the Constable is patrolling mostly neighborhoods, if they are called away, it will in all likelihood be for a shorter period of time.

Last, you should know that officers with each agency have the exact same powers and authority under the laws of the state of Texas and each agency can investigate the exact same crimes, from misdemeanors to felonies. To read this on your own, you can visit the Texas Local Government Code, Chapters 85 and 86 and Title 1 Chapter 2 of the Texas Code of Criminal Procedure.

Beginning **March 1** the Constable will be patrolling Olde Oaks. The non-emergency number will change to 281-376-3472. However, if you accidentally call the Sheriff's non-emergency number, your call will be transferred to the Precinct 4 Constable. For all emergencies, dial 911.

Norman Nelson II • OOCIA Vice President

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The Water Oaks Social Club

The Water Oaks Social Club works to offer a variety of social activities to foster a sense of community. It is the belief of the Olde Oaks Community Improvement Association Board that a neighborhood becomes a tightly knit community when people share in activities and establish friendships. This club will be responsible for social events, welcoming new residents, and fostering the friendly environment. Programs cannot happen without volunteers!

The Welcome Committee met the following new homeowners with welcome gift bags:

- Nateca Murray and family
- Bambi Wortham and family
- Michael and Gina Leftwich
- Eldon Cunningham

We are looking for a few good residents to help with the development of the Social Club events. Please call or email Dr. Dionne Hill, Olde Oaks resident, if interested at dionneredmond@sbcglobal.net or 713-884-5501.

Join the Water Oaks Walkers: Top Six Reasons to Walk for Better Health in Our Neighborhood



As we all find ways to improve our health, walking is a simple way to get started. Experts suggest walking 6,000 steps a day to improve health and 10,000 steps a day to lose weight. For more information, contact Dr. Dionne Hill, Water Oaks Social Club member, at dionneredmond@sbcglobal.net or 713-884-5501.

Newsletter Deadline

Do you have exciting information to share? Do you have something for sale? Do you want your neighbors to attend an event or do you just want to share some news? This newsletter is yours, the community of Olde Oaks and Waterford Park. Reach out to each other and share important community information. Your participation enables a positive, strong community. We want to hear from you! Please submit suggestions and articles to "Olde Oaks Editor" via email or front porch delivery. Please do not drop in US mailbox. All submissions must be signed and dated.

Deadline for March newsletter is February 10.

Editor: Barbara Smith • Email: OldeOaksEditor@gmail.com

Mail or hand deliver to 15714 Winding Moss

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Be Mindful of What You Post... Don't Let Criminals Know the Most

Neighbors like communicating with one another on Nextdoor. This can be helpful at times, but can also put you and your loved ones at risk.

Recent posts on crime and security on Nextdoor included residents sharing information on their security systems, such as who monitors it, whether they have cameras or not, whether their cameras are wired or wireless, when one's spouse leaves for work, vacations they are taking soon, etc. In today's age of technology, all it takes is someone taking a screenshot of your post and sending it to the wrong person to cause you and your family a world of harm. In addition, posts are not always closed to just Olde Oaks and Waterford Park residents. Sometimes thousands of people in nearby neighborhoods see what you post.

Never, never share any information about your security system online in any forum, no matter how safe you think you are or how good your intentions may be. Do not tell people you are home alone, ever. Do not tell people you are going on vacation. Sharing any of this makes you an easy target and is 100% preventable.

Previous posts on Nextdoor have also included the type of credit card residents have, if a fraud alert recently popped up, whether someone uses a certain credit card, etc. Again, never share this information, either, to make yourself a victim of crime in any capacity. We live in an age where identity theft runs rampant, and anything you post on Nextdoor makes it easy to trace you and your address (even if your address is not posted on the website).

Think before you post.

Norman Nelson II
 OOCIA Vice President



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Our book club resumed meetings in January with discussion of *The Nightingale*, by Kristin Hannah. I led the discussion at the home of Susan Muirhead. This book is basically about two German sisters who go different ways during World War II to aid the cause of the Allied soldiers. Hannah is a prolific author who has written about 22 novels, this being the first of hers we've discussed in book club.

On **February 23** we'll discuss the 2013 book *The Boys in the Boat*, by Daniel James Brown. We'll meet at the home of Jerry Lutz with Heather George leading the discussion. *The Boys in the Boat* is about the US men's eight-oar rowing team and their epic quest for gold in the 1936 Berlin Olympics. They were nine working class boys rowing for the University of Washington, the ninth being the coxswain.

Brown is an American author of narrative non-fiction. He was born in Berkeley, California, and grew up in the San Francisco Bay area. He earned a BA in English from UC-Berkeley and an MA from UCLA. He has taught writing at California universities before becoming a technical writer and editor. He now writes narrative non-fiction full-time and has won numerous awards for his work.

At our November meeting we chose books for January through May. The rest of them are:

- **March 22** – *Passing*, by Nella Larsen
- **April 26** – *Flight Behavior*, by Barbara Kingsolver
- **May 24** – *The Secret Chord*, by Geraldine Brooks

On December 10 our group met at New Season Restaurant on FM 1960 for our annual holiday luncheon. We enjoyed good food and conversation as always. We don't read a book for December, thus the above reference to resuming meetings in January.

Again, we are open to new members. If you are thinking such a group would be right for you, make it a new year's resolution or project to join us. We get a lot out of our reading by discussing it afterward as a group. Call me for more information.

Kathy Hall, Book Club Coordinator
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State of Olde Oaks and Annual HOA Elections

To say my first year as an HOA Board member has been a whirlwind would be an understatement. I never thought running and then winning a seat on our Board would bring a year filled with pure hate, threats and neighbors scaring other neighbors with misinformation about Board actions. Outright lies, to be frank.

My sole purpose for running for a Board seat was to improve Olde Oaks and Waterford Park and help to return our neighborhood to its former glory. I have lived in the neighborhood for 14 years, and in that short amount of time, I have seen the community drastically decline. Homes falling into disrepair, cars parked on lawns or improperly on the street, tinfoil or sheets used to cover windows, homes with overgrown yards or no landscaping at all.

Did you know that when Olde Oaks was first developed, some of the homes were featured in the Street of Dreams Tour? This event showcases some of the biggest and most prestigious homes in America, the best of the best! Did you know Bela Karolyi used to live in a home on the corner of Pebble Trace Drive and Terrace Oaks? Yes, Bela Karolyi, trainer to Olympic Gold-Medalist Mary Lou Retton. Did you know our neighborhood was developed by Vincent Kickerillo, one of the city's most prolific residential developers, giving Houston famous communities like Kelliwood, Marywood, Lakes of Parkway and Twin Lakes? Mr. Kickerillo even partnered with former Houston mayor Bob Lanier on residential development projects. Did you know Mattress Mack

used to live at the end of Terrace Oaks (in Northgate) and you would run straight into his home if you followed Terrace Oaks Drive all the way to its end? All of this is to say Olde Oaks was once known for its grand homes, well-manicured lawns and famous residents.

I would say today, our neighborhood is known as one that is struggling. Struggling to keep property values up, struggling to get owners to comply with deed restrictions, struggling to keep foreclosures from becoming the eyesore on a street, struggling with neighbors of different generations and backgrounds to get along.

It is no secret the Board undertook a lot of projects this year – some very large and expensive projects, others small and less costly. From installing streetlights along TC Jester and all other parts of the neighborhood, to landscaping improvements, trimming trees, painting all curb addresses and painting numerous stop sign poles, all of this was done to stop the neighborhood from declining. If you do not paint stop sign poles, if you do not have well-lit streets, if you do not have manicured common areas with shrubs and flowers, your property values will continue to decline. Sometimes projects are expensive; sometimes everyone does not see the value in the projects, but rest assured, the broken window theory is alive and well, and not doing everything you can to stop the neighborhood's deterioration is a disservice to you and your neighbors.

If the Board does not continue to try to stop the neighborhood from deteriorating, your worry will not be about how expensive projects are. Your worry and then sheer terror will turn to whether or not you will be able to sell your home and get out of the neighborhood once it has gone over the cliff and declined too much. Your worry and sheer terror will turn to whether or not you will make any money on the sale of your home instead of breaking even or having to bring money to the closing table. Your worry and sheer terror will turn to the seriously rampant crime that will then exist in the neighborhood and how to get away from it.

Our community is literally at a turning point. The neighborhood can either go up from its current condition or it will continue to decline and be too far gone to bring back. I worked very hard this year to steer us away from that cliff and turn things around. The challenges from residents, hate and misinformation spread certainly did not make this any easier.

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It has never been and will never be my goal to spend all of the association's reserve funds on projects. In fact, I attend multiple MUD meetings every month and ask for funds for projects. I, alone, solicited all of the businesses on the front half of TC Jester to pay for the streetlight installation cost and yearly operating fees, and most agreed. Wal-Mart, the apartment complex's holding company, as well as the Enclave at Olde Oaks all agreed to this. And, Brookside Funeral Home may also come aboard. I did this alone because it was the right thing to do, and I know the project was expensive.

I attended the MUD 20 Board meetings alone and was able to get them to pay for the lights around the pond in Waterford Park. I am usually the only Board member at the MUD 44 meetings asking for assistance paying for the lights at the back end of TC Jester (which I hope they agree to contribute toward this year). Same for attending the Terranova West MUD meetings; I am the only Board member who ever attends asking for funds. I am working hard for each and every single resident of Olde Oaks and Waterford Park and I will continue to do so.

I would also like to remind everyone that projects are not endless. Olde Oaks does not have common areas such as a clubhouse or tennis courts that require steady money and maintenance or improvements. Items like streetlights and landscaping are not huge projects that occur every year or even every five years. Once these things are done, they are done, and additional funds do not have to be spent each year on an expensive campaign to bring about the necessary improvements that were neglected and should have been done years ago. And there are still projects to undertake and complete, such as amending our neighborhood's deed restrictions and bylaws and moving into a better school district. These are both projects I hope to see through to the finish line in 2016, but this takes your support as homeowners and residents and the support of the rest of the Board.

As we move into election season, I will not tell you who to vote for or sling mud at the candidates. I will just ask you to look at all that has been done over this last year. Ask yourself if you have ever seen so many necessary improvements in one year. Ask yourself if you want the neighborhood to continue to improve. Then ask the candidates running if they will be committed to fundraising for projects (and sometimes making the very difficult decision to move forward with a project

before all funds are raised or falling short of a goal because not moving forward would be detrimental to the neighborhood). Ask if they will attend MUD meetings every single month, no exceptions, to hear what is going on and ask for partnerships and funding. Ask if they will call adjacent commercial property owners and work with them to improve their properties to help increase property values in the neighborhood. Ask the candidates if they are truly committed to turning around Olde Oaks and if they have your best interest at heart and will serve you as a Board member faithfully without bias, prejudice or wielding power for the sake of wielding power without critically thinking. Ask them if they will make very tough decisions, even when facing opposition from 100+ people, when that decision really is in the neighborhood's best interest. Your property value depends on you electing Board members who will take care of you, go to bat for you and know how critical improving the neighborhood at this point is. I implore you to consider how serious this all is and understand that if nothing is done, Olde Oaks and Waterford Park will decline to a point of no return – please do not let this happen.

*Norman Nelson II
OOCIA Vice President*

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