



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

LETTER *From the President*

If you voted in the recent election, in person or by proxy, thank you. The sea of people at Klein High School may have been a record turnout for OOCIA. We're hoping for your continued participation through one of our committees.

I feel security is the first order of business. Since safety was a recurring concern during the campaign, we responded to your wishes. Effective immediately we have brought back the same Harris County Sheriff's Office Deputies who previously served us.

Our financial health is an immediate focus. Please be patient as we review our performance to budget. We will share our findings following the process of discovery. We have placed a hold on all non-essential spending until the review is complete.

For the Board to be effective long term, we need a repeatable pattern. With this in mind, we will revive strategic planning, place more emphasis on program management, and involve committee members in research and the development of alternatives. We're going to do our homework and show our homework.

It's morning again in OOCIA.

Regards,
Torrence Smith
torrenceoociaboard@gmail.com



NOTICE TO HOMEOWNERS

**NEXT OOCIA BOARD MEETING
MARCH 15 AT 6:45 P.M.**

Residents are invited to attend General Meetings.

Contact Crest Management at 281-579-0761
for specific property or account questions.

Board Meeting minutes available at www.oocia.org





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

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 Corporation281-368-8397
(Regular trash receptacles outside your back door on Monday and Thursday)
Recycling and yard waste curbside on Thursday only
Trash receptacles storage out of view from street (per Deed Restrictions)

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

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

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
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)

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

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
Mixed Bowling..... Francine Alvarez, 281-580-8815
Playgroup..... Joyce Ray-Latson, 832-231-3201
Water Oaks Social Club Dionne Hill, 713-884-5501

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.harriscountysoc.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

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Chucks Beat Deputy Patrol

2016 HCSO PATROL REINSTATED

by Chuck Cornelius – Vice President

Now that the elections have passed, I am excited about the direction of this board. You will not be disappointed, I assure you.

The first course of action we took after the annual meeting closed was to approve the voiding of the patrol contract with Harris County Precinct 4 Constables Office and reinstate the Harris County Sheriff's Department contract. There will be no loss of service and you will be seeing the same deputies on patrol.

Our deputies are excited, and we will be working to gain control over the TCJ traffic issue. The speed trailers will be re-deployed so we can get an analysis on the traffic pattern. We are asking some of our local DPS Troopers to come out on TCJ and help enforce the speeding. I am also looking into some extra equipment options that we can provide our deputies with for this enforcement. Stay tuned for more on this.

There will be a HCSO Citizen's Police Academy running March 3 – May 26, Thursdays, 7 to 10 p.m. The classes will be held at St. Maximillian Kolbe Catholic Community Church, 10135 West Road (near Beltway 8) Houston, TX 77064. If interested, please send in an application as soon as possible

to the Cypresswood Station. (Applications are available on Nextdoor, Olde Oaks and Waterford Park Facebook or http://www.harriscountysos.org/citizens_police_academy.aspx)

I will also looking for residents who want to be part of a Security Committee where we will work on public safety issues within Olde Oaks and Waterford Park as well as Deed Restriction enforcement issues. If you would like to be part of this type of committee, I encourage that you attend the Citizen's Police Academy.

I am looking forward to a great year of board/community involvement. Continue to send me questions and/or comments via email at ccorneliusocia@gmail.com, Nextdoor or Facebook.

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 April newsletter is March 10.

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

Mail or hand deliver to 15714 Winding Moss

Register at www.crest-management.com for important community announcements.

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HOW TO SEND URGENT ALERTS

An urgent alert is a special type of post that reaches Nextdoor members immediately via text message (SMS) and email. Urgent alerts are intended for the rare cases where information is very important and time-sensitive. In the case of an emergency, please call 911 for immediate help.

How to receive urgent alerts via text message

An urgent alert is a special type of post for information that is both important and time-sensitive. Registering your mobile device will allow you to receive Urgent Alerts immediately via text message (SMS). You can register your phone to receive urgent text alerts and add your mobile number. << Go to your settings, click on mobile alerts and enter your phone number. You will get a verification text to add the confirmation code. Those with registered phone numbers will get alerts as they are sent. Pass the word and let's get on board.

HARRIS COUNTY SHERIFF'S OFFICE AND NEXTDOOR – PARTNERS AGAINST CRIME

At a press conference on February 10, the Harris County Sheriff's Office marked the two-year anniversary of their partnership with Nextdoor, the free and private social network for neighborhoods. The Sheriff's Office and Sheriff Ron Hickman presented certificates to neighborhood leaders to celebrate the commitment Harris County communities have made to building stronger, safer neighborhoods with Nextdoor.



The Harris County Sheriff's Office partnered with Nextdoor in 2014 with the hope of providing another countywide and neighbor-to-neighbor communications channel. The partnership with Nextdoor.com began prior to Sheriff Hickman's arrival, but he is proud to continue this endeavor while constantly looking for avenues to effectively communicate and engage with residents across Harris County. Over the past two years, adoption of Nextdoor across Harris County has risen dramatically. There has been an 83 percent increase in membership on Nextdoor. More than 800 Harris County neighborhoods have chosen to connect on Nextdoor.

Sheriff Hickman recognized the following neighborhoods for their dedication to building stronger, safer Harris County communities:

- Most Neighbors Enrolled on Nextdoor: Nextdoor Fall Creek
- Most Talkative Neighborhood: Nextdoor Sugarberry Place
- Most Social Neighborhood: Nextdoor Riviera East
- Nextdoor Neighborhood Champion: Nextdoor Village of Spring Oaks
- Most Helpful Neighborhood: Nextdoor Woods of Wimbledon
- Most Generous Neighborhood: Nextdoor Liberty Lakes
- Most Welcoming Neighborhood: Nextdoor Newport
- Most Supportive Neighborhood: Nextdoor Bridgestone
- Neighborhood with the Strongest Virtual Neighborhood Watch: Nextdoor MeadowView Farms
- Best Collaboration with the County: Lakes of Fairhaven



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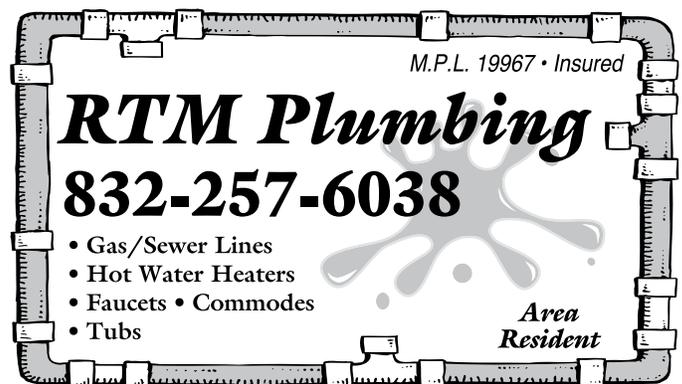
by Sgt. J. E. Romine, Sergeant/District 1,
Contract Sergeant, Patrol Bureau

Burglary of a Motor Vehicle is one of the most frequent reports we take, yet most go unsolved. Don't make yourself an attractive target for thieves. Several simple preventive measures can greatly reduce your risk of being a victim. I recommend taking photos to include serial numbers of all your valuables both inside your vehicle and your home and emailing them to yourself. Serial numbers are a great tool in tracking stolen items and increase the chances of getting your property back. It also comes in handy when dealing with your insurance companies.

BMV from a Criminal's Viewpoint:

- Wide Variety of Merchandise. A vast array of property is left inside parked vehicles. Laptop computers, cell phones, GPS devices, aftermarket car stereo systems, video systems (often mounted in headrests), even purses and wallets – just scratches the surface of the variety of “window shopping” goodies criminals feast upon.
- Easy Shopping. It takes less than a minute to break a vehicle's window, unlock the door, and remove items left inside. Most of the time, there are no witnesses to these offenses because of the ease and speed.

- Low Risk. In Texas, BMV is a misdemeanor offense, meaning less time behind bars. Only on the third conviction does BMV become a felony.
- Hard to be caught. Because thieves often pick vehicles parked in secluded spots, dark areas, and avoid crowded areas, there is often no witness to BMV offenses.
- Easy to Convert Stolen Items to Cash. This can trip up a burglar if items stolen are marked (or serial numbers recorded), and these numbers are reported to police. In Harris County, pawn shops are required to record the names of persons pawning merchandise. If a serial number of a stolen piece of property is identified, it is easy to identify the suspect who pawned it. Unfortunately, the vast majority of property stolen is not marked, or the serial numbers are not recorded, and the property is never identified as stolen.



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SHERIFF'S DEPARTMENT MONTHLY PATROL STATISTICS

JANUARY 2016

Category	Incident
911 Hang-Up Call.....	2
Alarm – Silent/Panic.....	3
Alarm – Home Security	19
Assault.....	0
Burglary – Home.....	1
Burglary – Vehicle.....	1
Criminal Mischief.....	1
Disturbance – Loud Noise.....	18
Disturbance – Animal.....	1
Domestic – Prevention	2
Domestic – Violence.....	3
In Progress	5
Medical/Fire	3
Neighborhood Check	503
Robbery – Aggravated.....	0
Robbery – Individual	0
Sex Offender Check	0
Suspicious Person.....	8
Theft.....	3
Telephone Harassment	0
Vacation Watch	2
Vehicle – Accident.....	2
Vehicle – Abandoned/Disabled	1
Vehicle – Speeding	385
Vehicle – Suspicious.....	8

OLDE OAKS AND WATERFORD PARK ADDRESS REGISTRATION

Receiving timely notifications allows effective communication. Homeowners and residents will also be included in community related correspondence.

Please print all information

Name: _____

Address: _____

Email: _____

Phone: _____

Spouse Name: _____

Spouse Email: _____

Spouse Phone: _____

Rent Home Own Home

Select this if you are interested in being added to future Residential Directory (If you do not wish to have your telephone number published, write "Unlisted" next to number.

Mail To:

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

Or submit your information at www.crest-management.com
> Communities > Olde Oaks > Email Sign-Up

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FOOTNOTES BOOK CLUB

March 22 is the date for our meeting this month at the home of Heather George. Carol Bright will be discussion leader for *Passing* by Nella Larsen.

The modern library paperback edition describes the book as “the story of two black women who cross the color line. Irene Redfield has an enviable life with her husband and sons in a comfortable Harlem townhouse. But Irene’s hold on this life begins to slip the day she encounters Clare Kendry, a lost childhood friend. Clare – light-skinned, beautiful, and charming – has for years passed for white, hiding her true identity from her racist husband. As Clare begins inserting herself into Irene’s life, Irene is thrown into a panic, terrified of the consequences of Clare’s dangerous behavior.” Read the book to find out what happens at the end.

Nella Larsen was born of interracial parentage in 1891. Her father came from the Virgin Islands, and her mother was of Danish origin. She grew up in a white world but first experienced an all-black world in the high school division of Fisk University in Nashville, Tennessee. Later in life she married Elmer Samuel Imes, a black research physicist,

who introduced her to Harlem’s literary and social elite. Her first novel, *Quicksand*, published in 1928, was largely autobiographical. *Passing* was published in 1929 and has been critiqued by Robert Bone as “the best treatment of the subject in Negro fiction.” The women in these novels are “driven to emotional and psychological extremes in their attempts to handle ambivalence, marginality, racism, and sexism.” After a divorce in 1933 she gradually withdrew from writing endeavors and returned to nursing work in New York City hospitals where she originally trained. She died in March 1964.

Kathy Hall, Book Club Coordinator,
281-569-4967



WATER OAKS WALKERS

As we all find ways to improve our health, walking is a simple way to get started.

There is a group in our neighborhood called the Water Oaks Walkers. Walking takes place at the Waterford Park Pond on Monday, Wednesday and Friday at 9 a.m.

For more information contact: **Ann Ferrera**
jazzieannie05@yahoo.com • 281-586-7306



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38th Annual 1960

ST. PATRICK'S DAY PARADE

Sunday, March 13th, 2016 at 2 p.m. Come Join Us!!

The 38th annual FM 1960 St. Patrick's Day Parade will take place 2 p.m. **Sunday, March 13** along FM 1960 in support of the Cypress Creek EMS's program. Come watch all of the unique floats and join in waving and cheering on many of our local schools and organizations as they make the three-mile route. The parade has attracted between 60,000 to 100,000 people in past years, and this year they are very excited to announce that Harris County Sheriff Ron Hickman will be the Grand Marshal, so arrive early to get your spot to watch the event.

Host to the event is the Cypress Creek EMS's program which provides scholarships to those interested in becoming paramedics. Cypress Creek EMS is a nonprofit, volunteer-based ambulance service and an emergency service provider that serves an area with more than 500,000 people.

Cypress Creek EMS nonprofit accepts donations to help individuals that are in need of assistance continuing their education to become an EMT-P (Paramedic) where the cost can exceed \$2500 for the school, books and uniforms.

The money raised **does not** go into the general fund of Cypress Creek EMS but goes directly into the education program and is utilized by the selected candidates. The St. Patrick's Day Parade Committee and Cypress Creek EMS are committed to helping our community have the very best in emergency medical care, and we would appreciate your donation. All donations are 501(c)(3) deductible. Please visit the website at www.1960parade.com for more details.

TRAFFIC DETAILS

Neighbors living in Olde Oaks and Waterford Park may want to plan their day around the event. The parade begins at 2 p.m. at the Wells Fargo parking lot at Champion Forest Drive and FM 1960, and ends at The Concert Pub North at the corner of FM 1960 and Kuykendahl. To prepare for the big event, the road will officially close at 1 p.m., and if all goes as planned, completely reopen around 5 p.m.

Intersections at either end of the parade route – Champion Forest Drive and Kuykendahl Road – will remain open, but officers and signs will direct traffic away from the closed section of FM 1960. Police will open up intersections after the parade moves through and that part of the route is clear. Still, large



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sections of FM 1960 will be closed for the bulk of the four-hour period so it is wise to use detour routes during that time.

The primary detour route lies north of FM 1960. Refer to www.1960parade.com for updates or changes.

AGAIN THIS YEAR

A Vendor Fair in the Home Depot Parking Lot will be held from 10 am until 5 p.m. where there will be many vendors with food and many other goods and services. The parking lot will also be the starting point for the Shamrock Run 5K Race that begins at 1:50 p.m., 4159 FM 1960, Home Depot parking lot. Spectators are invited to cheer on the runners along FM 1960. The race is down the closed-off FM 1960 before the parade – Come and have some fun!



NEXT MONTH!

COMMUNITY GARAGE SALE APRIL 8-9

If you have not started yet, now is the time to get those closets clean. Our first community-wide garage sale of the year will be on **April 8-9**. Choose one day or both days to participate.

Send in your name, address, email, phone number and a description of some of your offered items. This information will be kept private and will be used for our committee to develop a map and make contact with you for this event and community-related events. If you have questions, please forward them to ociagaragesale@gmail.com.



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FINANCE CORNER



From Pat Ganer's finance corner, homeowners can expect to see a more brief but comprehensive income expense report in this article and at the monthly meetings along with the previous more technical report. This month's article addresses the large number of homeowners' questions pertaining to the 2015 streetlight project.

Estimated Impact of Streetlight Projects on Annual Operating Expense

During 2015, the OOCIA Board approved a significant number of streetlight-related projects both within and outside Olde Oaks boundaries. These projects involved a capital cost outlay upfront and will then increase our annual operating expense from current levels for each additional streetlight or wattage upgrade.

Streetlight costs consist of a fixed tariff rate, commodity (energy) charge and a myriad of associated surcharges such as various transition, storm recover, etc. Current streetlight tariff rates are heavily fixed component, but such rates and the underlying rate design are subject to change, pursuant to Centerpoint rate case.

As a reference point, our pre-new streetlights projects electricity bill actuals ran roughly \$7.5K/month; 12 x \$7.5K = \$90K base. Adding in the estimated increment \$90K + \$45K = \$135K. (Our 2016 Budget Streetlights is \$130K; it inherently includes optimism that outside parties will contribute about \$5K).

As of December 31, 2015, the streetlight projects in a nutshell:

Within Olde Oaks	New	Capital Cost	Annual Total Incremental OPEX Estimate 1/
River Oaks at Entries (10)*	7net	\$28.7K	\$ 1.5K
100W within OO	81	\$22.3K	\$15.2K
250W TCJ upgrade	(35)	\$11.2K	\$ 4.1K
250W TCJ New	<u>30</u>	<u>\$ 9.5K</u>	<u>\$ 9.3K</u>
	118	\$71.7K	\$30.1K
Outside Olde Oaks (250W TCJ) 1/			
FM1960 – Pebble Trace	23	\$10.1K	\$ 7.1K
Ivy Falls – Bridge	6	\$ 2.8K	\$ 1.7K
Cypresswood – Bridge	<u>20</u>	<u>\$28.5K</u>	<u>\$ 6.2K</u>
	<u>49</u>	<u>\$41.4K</u>	<u>\$15.0K</u>
Total	167	\$113.1K	\$45.1K

1/ Annual Total Incremental Operating Expense Estimate = Fixed Tariff + Commodity & Surcharge Estimate.
 Fixed Tariffs: 100W \$12.92/mo. 250W \$19.75/mo.
 TCJ Median RO doubles \$17.75/mo.
 Assumption for Commodity and Surcharge Estimate:
 100W +\$3/mo. 250W +\$6/mo.

2/ Contributions by other parties to OOCIA will offset costs in the "Outside Olde Oaks" category. As of December 31, 2015 a contribution of about \$1.7K resulted in net capital outlay of \$41.4K - \$1.7K = \$39.7K. OOCIA is the contractually obligated party to Centerpoint presently.

*River Oaks at Entries were ten (10) in total, two doubles on TCJ median, and 2 singles at each of Brightwood, Pebble Bend, Walters and Terrace Oaks entries. The project involved removal of 3 existing standard fixtures.

Email pganeroociaboard@gmail.com for questions or more information.

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Your newly elected Olde Oaks Board of Directors would like input from you, our neighbors. There is always room for improvement and beautification in our neighborhood and we certainly want to continue to implement both. We want to do this in a financially responsible way. We hope you will participate in bringing your ideas and suggestions to monthly meetings and /or submit them via email to the board. Please consider joining the committees to help. Working together, we can determine the next best improvement for our neighborhood. For more information, contact Susan Szota, szotaociaboard@gmail.com.



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Oak Creek Village | 3850 Woodbriar Dr
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