



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

LETTER *From the President*

There's been activity large and small since our last newsletter. Our strategic planning committee is researching the potential impact of statewide flooding on OOCIA. There's a great deal of information to process, but when we've distilled the information, it will be provided to the Board with recommendations and, of course, shared with you.

There have been questions regarding our trash pickup. We were recently approached by WCA about a contract price increase of \$2.39 per household, per month. We are comparing this rate with other companies. Their proposal was driven by decreased reimbursement from recycling centers. We are still under the current trash contract. They do recycle glass for OOWP. Trash pickup is twice a week on Mondays and Thursdays. If trash pickup falls on a holiday, they will not be providing service. Pickup will then be on the next scheduled day.

We are still spraying twice per week for mosquitoes.

The Little Library in Kennonview Park is back! Please see Susan Szota's article at right for details.

For our neighbors in arrears on their fees, a payment plan is available. The cost for the payment plan is \$50 for the first three months and \$10 for each additional month, which the homeowner pays up front. If you are interested, please contact Crest Management.

We ask every resident to do their part to keep their property looking attractive. Please see the articles by Chuck Cornelius on ACC and the deed restriction process and continue to pitch in with keeping Olde Oaks and Waterford Park a great place to live.

Regards, Torrence Smith
torrenceoociaboard@gmail.com



With observance of the July 4th holiday, there will be no trash pickup. Scheduled pickup will resume **Thursday, July 7.**

Little Free Library

Kennonview Park has a Little Free Library, and caretaker Susan Szota is accepting donations for all age levels of reading. Susan has been generous in her donation of the library and has been instrumental in assuring that the library has fun and exciting books to keep your child interested. If you borrow a book, please return it when you are done reading it with your child. For questions or donations, please contact Susan Szota, Secretary, at szotaoociaboard@gmail.com.



NOTICE TO HOMEOWNERS
OOCIA
Board Meetings

THIRD TUESDAY OF EVERY MONTH
AT 6:45 P.M.

Residents are invited to attend
General Meetings.

MUD #44 Bldg. at 16030 TC Jester Blvd.

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, szotaoociaboard@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 Corporation281-789-1981
(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

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 Liaisonjbrown@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 School281-891-8240
Edwin Wells Middle School281-891-7750
Westfield High School281-891-7130

OLDE OAKS INTEREST GROUP CONTACTS

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

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 Library281-376-4610
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
General281-444-5302
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 Electric713-207-2222
CenterPoint Gas713-659-2111
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

ACC reminder

ACC Application Process for Your Home Improvement or Modification

by Chuck Cornelius, Vice President • ccorneliusooocia@gmail.com

Summer home improvements are happening. Anytime you have an exterior modification, you, the homeowner, will need to submit an application for approval by the ACC prior to beginning work (this includes painting and repainting of siding, trim, brick, etc.). The goal of the ACC is to serve both you and the community by determining that your finished improvement will comply with the deed restrictions and enhance the value of your property and our neighborhood. For more information, please visit <http://ooocia.org/arc.php>.

The application must be complete (http://ooocia.org/docs/OLDE_OAKS_ACC_JULY_15.pdf) and accurate, including exact details of request. After the application is completed, submit it for approval. Submit your completed application to Dale Caskey at Crest via dale.caskey@crest-management.com. Dale reviews the document for completeness and then forwards the application to the ACC Committee for review and approval.

On average, once Dale sends the ACC application to the ACC committee, decision generally is given within 48 hours back to Dale to process. If Dale needs additional information,

she will contact you right away. Please respond to her accordingly. The sooner she has the complete application, the quicker she can get it to the committee.

Some of the more common problems that slow down the approval process are:

1. missing or inaccurate paint sample color or description;
2. missing documentation for roofing material; and
3. fence wood type and land plot showing the fence line to be replaced and/or added.

Homeowners should ensure that all the documents are complete and accurate. Accuracy is mandatory for approval, and if it is not done correctly, will slow the process for approval, which would delay your improvement and potentially be a financial burden.

If you have any questions, please contact Chuck Cornelius, Committee Chair for the Architectural Control Committee, at ccorneliusooocia@gmail.com or Dale Caskey at dale.caskey@crest-management.com.



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Homes for sale in Olde Oaks are at an all time low!
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The book club is on hiatus for June, July, and August. On May 24 the book club met and chose which books to read in the fall. In May we discussed *The Lost Wife*, by Alyson Richman, and chose books for September, October, and November. They are as follows:

- **September 27:** *Necessary Lies*, by Diane Chamberlain
- **October 25:** *The Secret Chord*, by Geraldine Brooks
- **November 15:** *The Kitchen House*, by Kathleen Grissom

Our meeting in November is on the third Tuesday rather than the fourth, as Thanksgiving is in the fourth week when people may be traveling.

Part of summer for our members will be reading for fun and also choosing books that may be good book club choices in November for 2017. Speaking of fun, do any of you remember a book and movie called *Green for Danger*, by Christianna Brand? Years ago I saw that suspenseful British movie on television and then recently I saw the book at the Friends of the Library book sale at our Bush branch library. I snatched it up right away and had such fun reading that treasure first published in 1944!

We hope everyone has a pleasant summer.

Kathy Hall, Book Club Coordinator
281-569-4967

Displaying Your “Flags Across America”

Turn in Your Old Flags

Please donate your tattered or torn United States flags that are in need of proper retirement for resident Richard Lewis to deliver to the VFW throughout the year. Please contact Susan Szota through a private message on Nextdoor or email her at szotaociaboard@gmail.com to arrange a drop-off.

Replace Your Retired Flag

“Flags Across America” is a fundraising project for Boy Scout Troop 1961, Spring Area Iron Horse District – Sam Houston Area Council – Boy Scouts of America. The proceeds from this project will enable scouts to participate in a full range of scout activities. Your purchase is tax-deductible. For a \$30 subscription, members of Troop 1961 and their parents will display a three-foot by five-foot American flag in your yard celebrating seven holidays each year at least one day before and two days after celebrating. Holidays include February: Presidents Day; May: Memorial Day; June: Flag Day; July: Independence Day; September: 9/11 and Labor Day; November: Veterans Day. Your subscription will run June 1 – June 1 the following year. Contact Mike Castillo at 1-310-280-8005 or order online at <http://scouttroop1961.org/flags>.

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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



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May 20th Community
CHEESEBURGER
in Paradise
PARTY
 At Northgate Country Club

Our residents were treated to a poolside party on May 20

Northgate Country Club hosted a free "Cheeseburger in Paradise" poolside party serving complimentary beer, wine, hot dogs, and cheeseburgers to about 70 residents, coordinated by the Community Engagement Committee! All residents were invited and treated to pickleball and swimming, food, and drinks. Many residents attended and had a great evening that was free of charge.



Thank you to Northgate for hosting this fun event!



Northgate Country Club is a local private club that offers a complete range of recreation and entertainment, including two golf courses, tennis courts, three swimming pools, dining, and golfing. Northgate offers our residents affordable monthly dues and a variety of membership options.



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YARDS *of the* MONTH

Congratulations to these June 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 Beautification Committee: Susan Szota at szotaoociaboard@gmail.com.



16019 Pebble Bend Court



3438 Aspen Bend



15222 Climbing Branch

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You will need a picture of the pet, detailed description, your contact information, and your 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)



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**SHERIFF'S DEPARTMENT
MONTHLY PATROL STATISTICS**

MAY 2016

| Category | Incidents |
|-----------------------------------|-----------|
| 911 Hang-Up Call..... | 1 |
| Alarm – Silent/Panic..... | 4 |
| Alarm – Home Security..... | 23 |
| Assault..... | 0 |
| Burglary – Home..... | 1 |
| Burglary – Vehicle..... | 2 |
| Criminal Mischief..... | 1 |
| Disturbance – Loud Noise..... | 5 |
| Disturbance – Animal..... | 0 |
| Domestic – Prevention..... | 0 |
| Domestic – Violence..... | 7 |
| In Progress..... | 3 |
| Medical/Fire..... | 3 |
| Neighborhood Check..... | 614 |
| Nuisance Abatement..... | 0 |
| Robbery – Aggravated..... | 0 |
| Robbery – Individual..... | 0 |
| Sex Offender Check..... | 0 |
| Suspicious Person..... | 6 |
| Theft..... | 1 |
| Telephone Harassment..... | 1 |
| Vacation Watch..... | 7 |
| Vehicle – Accident..... | 1 |
| Vehicle – Abandoned/Disabled..... | 3 |
| Vehicle – Speeding..... | 271 |
| Vehicle – Suspicious..... | 8 |

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A Positive Image Indeed

Lawn maintenance throughout the summer is important. Helpful ideas for a great lawn may be to fertilize your lawn for a seasonal treat to help create a healthy appearance. Fungus and weeds can take over your lawn, damage your grass, and inhibit healthy lawn growth. Edging is important, and taking this important step promotes a healthy and beautiful appearance of your home for your enjoyment and that of your neighbors. Your home's flower beds should be free of weeds, including maintained mulch. Mulch maintenance helps in preventing future weed growth and aids in water usage. Edging should also occur at the curb, keeping the curb free from plant growth and obstructions. Please mow, edge, and prune regularly.

Deed restrictions and legal restrictions are in place to provide an aesthetic community environment and are strictly enforced. Homes that are in need of mowing can be reported to Crest via email. Homes that are not maintained are subjected to management mowing with the cost billed to the homeowner. To avoid this expense, please maintain your lawns. If you see a property that is in need of TLC, please contact Crest Management. If you have not read the restrictions, please go to <http://oocia.org/info.php> under the Neighborhood Information tab, find which section you are in, and read about your homeowner responsibilities.

Basic homeownership rules to follow: Keep your exterior maintained and tidy; remove disabled or inoperable cars and keep your driveway free of trailers or campers; keep trash cans out of sight behind a privacy fence or in the garage. If you receive a notice of correction, take a look at what Crest has noted. If it is accurate, please make the correction. If there is a dispute, take a photograph with a date/time stamp and send a letter/email to Dale at Crest detailing the objection. If you still do not find resolution, you can appeal to the Board and we will listen to the appeal

during executive session. Send your request for appeal to Chuck at ccorneliusoocia@gmail.com. The key is to document everything and make sure you read the Deed Restrictions for your home. Following 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. Social media notifications or discussions will not prompt management action.

Vacant homes near you with pools in need of care? Please make sure Crest and Chuck C. are aware of the property and address via email. Report any suspicious activity on the property to the Sheriff's Department immediately to prevent anyone from taking up residency without any lawful purpose to 713-221-6000. Pool issues need to be reported to Crest and Harris County Public Health – Neighborhood Nuisance. There is a Google and Apple app for your phones to report such items. Visit www.hcphes.org/divisions_and_offices/environmental_public_health or call 713-274-6300. Business hours are Monday through Friday from 8 a.m. to 5 p.m.

If you observe and/or have a complaint about a Deed Restriction violation, email Dale at Crest (dale.caskey@crest-management.com) with location, details of the complaint, and photographs if possible. Please do not trespass on your neighbors' property to obtain photos.

Thank you for your continued support and efforts making Olde Oaks/Waterford Park a desired community in which to proudly live!

Please contact Chuck Cornelius, Committee Chair for the Deed Restrictions Committee, at ccorneliusoocia@gmail.com or Dale Caskey at dale.caskey@crest-management.com if you have any questions.

by **Chuck Cornelius, Vice President • ccorneliusoocia@gmail.com**

SPORTS PHYSICALS FOR ALL SCHOOL ACTIVITIES

The specialists at Houston Methodist Orthopedics & Sports Medicine will be providing the sports physicals.

SATURDAY, JUNE 4 & JULY 30
8 A.M. – NOON

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- IMPACT Baseline Concussion Testing will be available for \$5

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

**Better
Homes**
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REAL ESTATE

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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.



Waterford Park | 3023 Smokey Hollow
\$369,999 | MLS# 82092138
*Elegant! 4/3.5/2 with two story windows, shutters,
curved staircase and many beautiful features.
Small pool in spacious backyard.*



Lakewood Forest | 12814 Cloverwood
\$245,500 | MLS# 20468634
*Welcoming curb appeal. This 4/2.5/2 homes offers
updated kitchen, large breakfast room
with views of pool.*



Olde Oaks | 3435 Kennonview
\$189,000 | MLS# 67158308
*Just a golf cart ride away from Northgate Country Club. Huge den
with gas fireplace is open to large breakfast room.
Oversized master is tucked away. Master bath has recent remodel!*



Northgate Forest | 16131 Villa Fontana
\$599,990 | MLS# 84301031
*Exquisite home with attention to detail and design.
3/3.5/2 in gated enclave of Villa Verde in Northgate Forest
Golf Course and Country club area..*



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



Linda Beck

REALTOR®
Olde Oaks & Waterford Park Specialist

281.433.2087
lbeck@garygreene.com
www.LindaBeck.com

Put me to work for you!

With my expertise in home marketing and
experience managing multiple offers in
today's competitive market, I can assist you
in achieving the highest value for your home.

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