



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

2016 OOCIA Election

OOCIA Annual Members' Meeting

February 10 • 7 p.m. at the MUD building on TC Jester

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. All residents will be receiving their formal notice in January. If you can't attend the Annual Members' Meeting, you are encouraged to submit the proxy that you received in the mail. Only Association members can vote for Directors. **Tenants** are not eligible to cast a vote. Each Lot is allowed to cast only one vote. 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've sent in a proxy, you can still attend the Annual Meeting and cast a vote in person. In this situation only the vote you cast in person at the Annual Meeting will be counted. All proxies mailed in **must be signed to be valid**. Unsigned proxies will not be counted. Your proxy must be mailed to Crest Management as noted in the formal notice.

All proxies must be postmarked by **Friday, February 5**, or they will not be counted.

2016 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 in February. Of the five, three are elected in even numbered years and two are elected in odd numbered years; thus three (3) directors will be elected at the Annual Members' Meeting to be held on Wednesday, **February 10**. Official Notice will be mailed out on **January 11**.

(continued on page 2)

Notice to Homeowners OOCIA Board Meetings

Wednesdays at 6:45 p.m.
January 13, 2016

MUD 44 Bldg. at 16030 TC Jester

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



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Olde Oaks and Waterford Park

Happy New Year!

The 2015-2016 Olde Oaks/Waterford Park HOA Board wishes you and your family a very happy new year! May this year be your best year yet!

Nicholas, Norman, Chuck, Greg, and Mia

Call for Candidates - continued

Any member interested in running for one of the three open Board positions should complete the candidate Bio-Form and submit it by contacting Ola Guess at Crest Management at 281-945-4615 or email her at: ola.guess@crest-management.com. There will also be a link on the website at www.oocia.org for the 2016 Candidate Bio Form, which can be printed and filled out, and submitted to Ola. All Board of Directors candidate bio forms are due into the Crest Management office, **postmarked no later than 5 p.m. on February 5**. Nominations can also be made from the floor of the annual meeting in February.

To be a Director, a candidate must be an owner of a home in Olde Oaks or Waterford Park. Thus, tenants living in Olde Oaks or Waterford Park are not eligible to run for the Board. As a result of recent changes in Texas law, a person who is convicted of a felony or a crime involving moral turpitude is automatically disqualified from service and cannot serve on the Board for twenty years from the date of conviction.

Candidates must be willing to commit to approximately twenty hours per month to fulfill the responsibilities of a Director which include, but are not limited to, working together as a team, following directions of the Directors' final decisions, commitment to the hierarchy order of the Board, follow Roberts Rules of Order, attendance at the monthly Board meetings (held on the second Wednesday of each month from 5:45-9:30 p.m. (approximately), participation on Association Committees; responding to all forms of communications such as emails, texts, and conference calls as required to conduct business.

2016 Olde Oaks & Waterford Park Candidate Spotlight

Patricia Ganer



My husband Bruce and I have lived here and been an active part of this community for many years. Our youngest, twins Ashley and Brittany, were born while living here and the other two, Michelle and Jason, were one and five when we moved in. We have tried to stay active and helpful in promoting the area and schools by our service in many organizations.

I was on the PTO boards for both Oak Creek Elementary and Wells Middle school serving as either Treasurer or President during the seven years I was part of these boards. I also volunteered in the library and substitute taught for SISD. In the youth Little League football and competitive cheer teams, I was a coach for seven years while Bruce coached football. The swim team for Olde Oaks was huge at one time and although we ended up having to rent a pool, finally combined with Oak Creek's team. In total we served 17 years in various positions such as stroke and turn judge, referee, Bruce as President of the Northwest Aquatic League, and most importantly, Ready Bench Mom.

We attend John Wesley United Methodist Church where I taught Vacation Bible School two years. All four children were baptized there and our one grandchild was also.

We worked on the board of the Junior Service Sorority at Northgate which was composed of girls from our community and others in the immediate area. At Westfield High School we were very active of the amazing Athletic Booster Club, composed of parents from all the sports there. After fundraising all year, we were able to purchase items from the coaches' wish list and still have enough left over to give thousands of dollars in scholarships at the end of the year. We were presidents of the football and competitive cheer committees.

Professionally I am a Medical Technologist by degree, from Centenary and Louisiana Tech. I performed my 16 months' internship at VA Hospital in Shreveport. I have worked in various departments in Shreveport, LA and here in Houston and Conroe. I was a supervisor for three years, in the Blood Bank for three years and in a neonatal stat lab for two years. I also worked at LSU Medical Neonatal nursery for a year. At Schumpert Hospital in Shreveport I taught hematology and toxicology to the Med. Tech students. In Conroe I wrote the database for a Blood Bank computer system and later taught that system.

My husband now owns his own company, of which I am Vice President. I was his financial and payroll department along with digitizing work. As his business grew I was able to stop and concentrate on family and community service.

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Torrence Smith



- United States Military Academy at West Point, NY 1992
- Bachelor of Science Industrial Engineering
- Executive Officer for Military Community Manager, Friedberg, Germany
- Former Captain, US Army

The homeowners' association should engage members of the community to make better decisions. We have a lot of talent in our subdivision and through the committees we can hear their ideas. By working together we can get more done, do better research, and create real options that will best serve all the residents.

We need to safeguard the community's money better than we do our own. And we need to do so in a way that increases property values, improves security, reduces operating expenses and other positive results. People trust me to act in their best interests. I will not betray that trust. I understand that when it comes to spending money, sometimes the best decision is to do nothing at all.

Transparency means letting people see how decisions were made. They may disagree, but they will not say it was a surprise.

We trust our fellow residents enough to share information that will affect all of us. It is not about having power for power's sake. It is about having influence so we can make life better for others. It's rewarding to give. So we will make every effort to engage in good works.

Kenneth J. Spoleti

- Arizona State BS Marketing, Cum Laude, 1982
- Associate Arts Accounting and Business Administration, Triton College, 1979



I believe in full disclosure of Board activities and decisions to the members (i.e., no secrets) subject to the Texas Open Meetings Act and/or other law. The Board works for the members, not the other way around. All members matter. A member's problem deemed insignificant by others may mean everything to the member with the problem.

(continued on next page)

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Candidate Spotlight - continued

Proper disclosure and strict accountability must be maintained for the limited funds of the Association. Proper accounting methods are a given for maintaining the financial records of the Association. Easy access to Association records by its members is a must.

Projects for the community must be presented in a manner that allows for input and approval by a majority of the members.

Association bylaws need to be amended to be member-friendly, not Board-friendly. Once again, the Board serves the members.

Susan Szota



After raising my children, I spent ten years as competitive and recreational gymnastic coach working with children and their parents and leading monthly staff and parent meetings. I am experienced leading and recruiting team players. This experience will enable me to assist the team in organizing and recruiting residents to assist and help lead our community into

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successful, cost effective projects and cost savings. I hope to assist in reducing and streamlining spending practices. I plan to work within the budget and reduce discretionary and non-discretionary spending by treating the funds as I would my own and being accountable for my neighbor's money.

I plan to help form committees to engage the community in projects and listen and implement their ideas to help us more effectively achieve a project goal using their expertise, advice and ideas. This will all be done with transparency.



Nextdoor has an urgent alert feature that 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

You can register your phone to receive urgent text alerts and add your mobile number.

1. 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.
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Letter to the Editor

Thoughts From a Resident of Olde Oaks

I am saddened to read everyone's comments on Nextdoor. It seems the hatred is growing throughout the neighborhood and most of it is directed toward our CIA Board members.

First, I would like to talk about Mr. Burt Williams with ACMI and Chaparral Management. Chaparral Management was terminated a few years ago by the Board in place at that time. I would like to praise Pam Bailey for handling her termination so gracefully. She did not disclose the personal information of any resident to anyone else in this neighborhood by email or other social media sites that were available at that time. Burt Williams disclosed private information to former Board members and residents of this community and he had no right to do so. Second, he provided false information. This is totally unprofessional. From this action alone, he certainly deserved to be fired. And it did not end there. A resident of this neighborhood then took the information and disclosed it to other residents on the social website Nextdoor. Well, I am coming in through your front doors and mailboxes. The personal information of any resident and/or their family members is none of anyone else's business. It is not anyone's place to post personal information about any resident or homeowner online or to gossip about such at any time, ever. The legal papers signed by an Olde Oaks resident are strictly private and confidential. This is not neighborhood gossip, not tabloid fodder. The private business decisions made to sell one's home, not sell one's home, provide a power of attorney, not

provide a power of attorney, affects no one but that resident and their family; none of the other homeowners and residents in Olde Oaks are affected in any way at all. Now, I have spoken to you from your front doors and your mailboxes, not on a website full of lies and petty drama. Let's see everyone else do the same.

Due to the fact that the contract with ACMI was not reviewed by our association attorney, important legal provisions which should have been included in the document to protect our interests, the interests of every homeowner and resident in Olde Oaks and Waterford Park, were omitted. Major mistake! As a result, we suffered the consequences this year due to the termination of ACMI's contract. Don't blame this year's board. Oversight of the contract and hiring of ACMI was done by the previous board members handling the process back in 2012. ACMI's subsequent actions in 2015 (and years before), caused their termination this year and the bad contract entered into in 2012 came to light in 2015 when they were rightfully terminated. ACMI and Bert Williams deserved to be fired and all of the information that has now been shared by the attorneys handling the litigation speaks clearly to this. I don't remember anyone getting so upset when Chaparral was fired. Why not? Chaparral Management certainly did not do the unprofessional things Burt Williams did, yet everyone is angry about ACMI's termination despite all the facts that everyone has received.

I would also like to comment on the lighting projects. I have had property in Olde Oaks for more than 10 years. There were nights when I walked around the pond in Waterford Park,

(continued on next page)

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Letter to the Editor - continued

and came across people sitting on a bench and didn't realize they were there until I almost tripped over them because I could not see them or the bench, as it was so dark. We startled each other because they could not see me either. It has been too dark for far too long! And TC Jester as well. Have you ever gone anywhere at night and driven along TC Jester? The road was so dark, you could not see people walking or jogging along the street or within the medians until you were right on them. Very dangerous. Let us also not forget the dark cul-de-sacs throughout the neighborhood as well. Have you driven down TC Jester or within a cul-de-sac within the last couple of weeks? If not, I hope you do, as the new lights are a major difference! The roads are well-illuminated and help increase visibility and people who may be walking, jogging or sitting in a car that is idling. I am certainly glad to see all of the additional lights throughout our community.

What is so sad about the lighting project is a Board member's life was threatened because he helped with this project. So sad to know that a resident of our neighborhood tried to encourage another resident to shoot out the streetlight and in the same online posting suggested that a Board member also be shot. I cannot believe anyone would make such a statement over a project designed to make our neighborhood safer. All of this is senseless. I am glad Board members finally had the foresight, courage and determination to see to it that major improvements, which were long overdue, finally came about.

Don't overlook the fact that the Board has tirelessly requested financial contributions from various businesses in our area, including the MUD districts, and has been successful in getting some of the assistance requested. Going to MUD meetings every single month, meeting with businesses to discuss contributions to the projects, constantly calling the county about problems on TC Jester, etc. As a result of the Board's efforts – going to these meetings every single month, the lights around the lake in Waterford Park will not cost us any money. The MUD district is taking care of all costs for installing the lights around the lake in Waterford Park. Now, let's see who will praise the Board for taking another step in the right direction and saving us all the money for a project that was long overdue; we will all be able to enjoy the lake much more at night now. Not only will the area be safer, it will be more beautiful as well. Second, the Board was able to successfully garner contributions for the streetlights along TC Jester. Thank your Board members in person at your next HOA meeting for this and everything else they do.

I hope all the hateful postings on Nextdoor will end as well. Don't let anyone encourage you to spread hate. If anyone pushes you to spread hate over HOA business, whether online or at HOA meetings, they don't care anything about you or our neighborhood. Take the high road and walk the other way. Your life and your neighborhood will be more rewarding. And please, never, never threaten someone's life or make jokes that incite violence. You never know if your words will cause someone to carry out a senseless act of violence.

I hope each and every one of you will take a serious look at your hearts; truly look at your neighborhood, now, and then, and realize the improvements that this year's Board has been working hard to get done. Take a look at your criticism and hatred and understand how it made it even harder for them to do anything and everything. Come to terms with the fact that these projects were needed and have truly made a positive difference. Let's come together and praise the Board for a job absolutely needed and well done. Isn't that why we pay dues? For improvements? You may not have agreed the lighting project was necessary at the start of the discussion. But honestly, can't you see the positive difference it has made now? Let's come together and end the hatred now. Thank you.

H. Gallo

Disclaimer

The preceding article is a letter to the editor. The views, opinions, or positions expressed in this article are those of the author alone, and do not necessarily reflect the views, opinions or positions of the Olde Oaks Community Improvement Association, Inc., its directors, officers or agents; or the editor of this newsletter; or Champions Printing & Publishing, Inc. or its employees or the persons producing the newsletter. Neither the Association nor the persons producing the newsletter make any representations as to the accuracy, completeness or correctness of any fact or opinion stated in the letter.



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Reflecting Over 2015

Reflecting over this past year as a Board member for the neighborhood of Olde Oaks and Waterford Park, it has been interesting. All members of the Board submitted at the beginning of the year a list of over 30 projects that sparked interest, and we chose and looked at each potential project on a case-by-case basis. Some were initiated and some were passed upon. There were some challenges, but we accomplished a lot of things despite the opposition.

Some of the things that we accomplished were, gaining a new community association management company, adding more street lights to the neighborhood, adding lights to the lake in Waterford Park, painting curb numbers in front of every home, looking at homeowner personal issues, restoring TC Jester after all the construction, keeping the assessment fees the same, etc., just to name a few. There are some projects that we had to rescind, some projects that are still being worked on, and some projects that have yet to be completed. Some of you didn't know who I was, but you saw me in front of your homes, inspecting other homes, and talking to some of your neighbors about problems. It has all been a pleasant experience meeting you all.

During some of the homeowner meetings we received a lot of opposition, disruptions, and opinions to the point that we had to have security at the meetings. But the Board traveled on, and tried to do what was best for the neighborhood, as we were elected to do. Each Board position is a volunteer position and we all try to do the best possible job that we can do.

With a neighborhood such as ours, with over 1650 lots, it is impossible to please everyone. All we can do is abide by the bylaws of our community, obey state laws, and do as the Board has voted upon to complete.

I appreciate the personal support and encouragement that I have received from various members in the past two years. I appreciate your support. The Board would have been more confused and hindered without the support of our association members. We thank you as a Board of volunteers who form the Olde Oaks Community Improvement Association Board of Directors. If anyone is interested in running for a Board position, I encourage you to read the newsletters and look for the information on our website at www.oocia.org. Please be aware of the challenges that being a Board member may present.

Overall, it has been a good year, and I am grateful for the opportunity of being your President of the Board of Directors, and I wish you all a very happy and prosperous new year.



*Nicholas Summerville
President*

Olde Oaks Community Improvement Association

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SAFETY FIRST

Resident Communications and Situational Awareness

Now that the holiday season has passed, I hope each and every one had a joyous and safe time during the holidays. I just wanted to take a moment and jot down a few reminders:

First, as residents of Olde Oaks and Waterford Park, we all need to pay attention to our surroundings and that of our neighbors. I implore you to report **all** persons and vehicles that do not belong in and around your residence. Our deputies are ready to investigate our concerns, but we have to report them first. We benefit from a low crime area, considering what surrounds us. Our contract deputies have provided us with a safe and secure environment which corresponds to your calls in to the sheriff's department, monies well spent for our peace of mind.

Second, the traffic on TC Jester is a hot topic for the residents who live along this "raceway." In the great wisdom of Commissioner's Court, they decided that our section of TC Jester, a residential area, should be a main right-of-way and put traffic lights in. Well, they got what they wanted and now, we have to deal with the problem. We didn't ask for it and did not want it. The Board tried to fight it and Norman took on the county and it fell on deaf ears. So, what do we do about it? First, our deputies have stepped up traffic enforcement to make extra patrols of TC Jester as they work through our subdivision. I have had a motorcycle officer work the area and now we are working to have TC Jester added to the STEP (Strategic Traffic Enforcement Program) Grant. District Patrol deputies

are being asked to use TC Jester to get to 1960 and enforce traffic as they do. I have also worked to have Deputy Mendez assigned to traffic enforcement during his overlap shift with Deputy Parsons. What does that mean? It means he will be doing nothing but writing tickets. And finally, we are going to be using the radar trailers more and Norman Nelson is working with Commissioner's Court to get approval for the Radar Display Signs. I will continue to monitor the effectiveness of these steps and adjust as necessary until things get better.

And thirdly, I use Nextdoor and the Olde Oaks/Waterford Park Facebook pages to keep you informed of public safety events happening. As residents post their concerns, I research the situations and take action based on those results. A lot of this you do not see as they are done behind the scenes. I will answer your questions and if necessary you can message me and I'll answer you in private if you request. Some information on these two social media sites may not be factually accurate, so if you have a concern and/or question please ask me. I get a lot of great information from you guys and only want this information to continue. It's a great way to share information among the residents.

In closing, I want to reiterate that we are very fortunate to live in a subdivision that is very safe and where we are watching out for each other. Keep up the good work and I will see you at the next Board meeting.

Chuck Cornelius
Director for Security and Patrol for OOCIA

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Security Patrol Contract Update

At the December 2015 HOA Board meeting, the Board voted unanimously to examine options for security patrol in Olde Oaks and Waterford Park. Bids were solicited from the Harris County Constable's office and a private security firm and were compared to our current 70/30 contract with the Harris County Sheriff's office.

Moving forward, the Board will not hire a private security firm but will look into a 100% contract with either the Harris County Constable's office or the Sheriff's department versus a 70/30 contract. There are financial, scheduling and staffing numbers to take into consideration. According to the Constable's office, under a 100% contract, an officer would be present in Olde Oaks and Waterford Park at all times and would not leave unless an officer-involved shooting took place outside the neighborhood. Under the current 70/30 contract with the Sheriff's office, officers on duty are required to spend 70% of their working time in Olde Oaks and the same would be said for a 70/30 contract with the Constable.

The Board feels safety and the perception of safety is paramount in Olde Oaks and Waterford Park, and we are doing everything in our power to make sure the community is secure for everyone.

Norman Nelson II
OOOCIA Vice President

Christmas Lighting Contest

Congratulations 2015 Winners!

The following were selected for the 2015 Christmas Holiday Lighting Awards. Congratulations to our neighbors who took the time to decorate their homes for the holidays. Many residents participated in the holiday celebration and had wonderful decorating and lighting displays at their homes during the holiday season.

3610 Brimwood • 15210 Dawn Meadows
15515 Dawnbrook • 15502 Rana Ct.

Honorable mention:

3539 Brimwood • 15307 Dawnbrook
3007 Grand Elm • 15503 San Milo

Thanks for making the holiday season brighter!

Nicholas Summerville, Susan Szota and Mia Cordova

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Trash Policy Alert

All please help keep our neighborhood beautiful. Unacceptable trash has been left out on front lawns and at the curb for pickup, and it has been making our neighborhood look very dirty. Previously the trash company, WCA, has been picking up everything left out, as a personal favor to me. Our contract with WCA does not allow for such to be accepted. So, I have instructed WCA not to do this, but to abide by the contract standards that we agreed upon. They agree that our neighborhood is beautiful and they want to keep it that way. WCA would like for all to be aware that for 2016 the contract provisions will be strictly enforced.

Please be aware of our trash collection policy, as per our contract with WCA. (Previously there was an article submitted by Norman Nelson on trash collection. I would like to reemphasize that information.)

We receive trash pickup at the backdoor, so there is no need to bring the trash to the curb, unless you enjoy the exercise. Normal household waste should be placed in cans and set out at your backdoor/garage area for pickup on our scheduled garbage days (Mondays and Thursdays). Only household waste will be collected at your backdoor. Yard waste, heavy trash, and recycle bins/carts must be placed at the curb for collection.

Residents with automatic or manual driveway gates who prefer not to leave them open on garbage day can set their garbage cans or bags out in front of their gate or on the curb and then close it for security purposes.

Items Not Accepted: dirt, rocks, bricks, concrete, tires, batteries, motor oil, cooking oil, waste generated by a private contractor, hazardous/toxic chemicals.

No home construction and remodeling material will be picked up. This includes sinks, counters, granite, concrete, carpet, tiles, flooring material, paint, sheetrock, paneling, etc.

Tree branches, brush, shrubs, and fencing must be tied in bundles weighing no more than 40 pounds, and being no longer than four feet in length. Branches may be no wider than three inches in diameter. All grass clippings should be bagged.

Per federal law, refrigerators, freezers, and air conditioning units must be drained of all Freon and have an accompanying receipt or certificate verifying Freon has been drained.

Recycling day is Thursday, so this is the only day your recycling bin should be placed at the curb.

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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 February newsletter is January 10.

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

Mail or hand deliver to 15714 Winding Moss

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