



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

Volunteers Needed for Annual Election

Volunteers are needed to assist in the annual election of Directors at the Annual Members' Meeting to be held on **Wednesday, February 13, 2013**.

Interested members can contact ACMI by phone at 866-380-2292 or by email at info@ACMIgmt.com.

Notice of Annual Meeting and Voting Instructions

The Olde Oaks Community Improvement Association is composed of the Olde Oaks and Waterford Park subdivisions and is controlled by a five-member Board of Directors elected by the Association membership. Every year the Association holds an election for its Board of Directors, electing three Directors in even-numbered years and two Directors in odd-numbered years. The next Annual Members' Meeting, at which two Directors will be elected, will be held at 7 p.m. on **Wednesday, February 13, 2013** at the MUD 44 Building on TC Jester.

All members are encouraged to attend the next Annual Members' Meeting to hear the annual report, ask questions of the Board and to elect two new Directors. If you can't attend the Annual Members' Meeting, you are encouraged to vote by either casting an absentee ballot or by submitting a proxy.

Absentee Ballots/Proxies and voting instructions will be mailed out shortly, if they haven't already. The Board wants to remind members of certain key voting instructions as follows:

- Only Association members can vote for Directors. Tenants are not eligible to cast a vote.
- If you vote in person at the Annual Members' Meeting, you will receive your ballot at the Annual Meeting that evening.
- If you can't attend the Annual Members' Meeting, you can vote using the absentee ballot/proxy sent to you in the mail.
- Even if you've sent in an absentee ballot/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.
- Each Lot is allowed to cast only one vote.
- All ballots, whether cast at the Annual Meeting or mailed in as an absentee ballot or proxy, **must** be signed to be valid. Unsigned ballots and proxies will not be counted.
- Your absentee ballot/proxy **must** be mailed to ACMI as noted in the instructions provided with the absentee ballot/proxy.
- Absentee ballots/proxies **must** be received in the ACMI office by 5 p.m. on **Tuesday, February 12, 2013**, or they will not be counted.
- Absentee ballots/proxies **will not be accepted** at the Annual Members' Meeting, though members can still vote in person.
- Members will need to present a photo ID or other means of identification.

Notice to Homeowners of Olde Oaks CIA Board Meeting

When: 2nd Wednesday of each month unless otherwise posted

Where: MUD 44 Bldg. on TC Jester on south side of the bridge

Time: 6:45 p.m.

**Feb. 13, 2013 • March 13, 2013
April 10, 2013**

Monthly meetings are conducted to address the Board's new and old business. Residents are encouraged to attend; however, discussion during the Board Meetings is limited to the directors. A brief Q&A session will be held at the end of each meeting for resident questions and comments. Residents with specific property or account concerns should address these questions to ACMI directly. If you want to receive an email reminder for upcoming meetings, send an email request to info@ACMIgmt.com with your name, address and email address.

Who You Gonna Call?

ACMI Management Company	281-251-2292
12603 Louetta Rd., Suite 101	Fax 281-370-9238
Cypress, TX 77429	www.ACMIgmt.com
Bert Williams, Property Mgr.	info@ACMIgmt.com
Harris County Pct. 4, Commissioner R. Jack Cagle	
Curb & Street Repair, Flooding, Storm Drains	281-353-8424
website	www.hcp4.net
Alarm Detail Office of HCSO	713-755-4600
CenterPoint Energy	713-207-2222
Street Light Out	800-332-7143
website: www.centerpointenergy.com/services/electricity/residential/reportastreetlightoutage	
Dirty Pools	
The Environmental Public Health Dept.	713-274-6300
Greenbelt Preservation Association (http://oogpa.com)	
Bruce Ganer, President	281-537-2716
Craig Lewis, Vice President	
Kathy Zigler, Secretary	281-580-5512
Tanya Morland, Treasurer	281-631-9479
John Edmonson, Director at Large	
Justice of the Peace	281-376-5512
(Barking Dog Complaints)	
Municipal Utility Districts (MUD) Water	
Manhole/Sewer Backup	713-983-3602
MUD #20 – Environmental Development Partners	
Billing, Service & Emergencies	832-467-1599
BOARD OF DIRECTORS:	
John Dougrey	281-580-7010
Robert Skinner	281-580-7885
Larry Foster	281-580-9934
Brian Beck	832-249-8720
MUD #44 – Water District Management	
www.wdmtexas.com/districts/ds_hcmudd44.htm	
Billing, Service & Emergencies	281-376-8802
BOARD OF DIRECTORS:	
Rolf Flemming, Toby Landry, Robert Ramsey, Tom Sooy, Harry Swanstrom	
Scheduling Use of Building	
(Non-profits only. No private requests, please.)	
Roger Schuett	281-685-1275
Fax	281-379-1428
Bammel Utility District Office	281-376-8802
www.wdmtexas.com/districts/ds_hcmudd44.htm	
BOARD OF DIRECTORS:	
Nicholas Fava, President	281-440-8638
Garey Nelson	713-598-5346
Alan Kaniss	281-453-6009
Al Habinak	281-893-4776
James Armand	281-440-4754
Pet Liaison	
Julie Brown	713-302-9148
Reliant Energy	
Entex Natural Gas	713-659-2111
CenterPoint Energy	713-207-2222
Trash & Recycling Pickup	
Royal Recycle & Disposal	713-526-1536

Olde Oaks Community Improvement Association Current Officers

Susan Sulski, President/Deputy Patrol Coordinator
Christine Potter, Vice President
Vince Perna, Secretary
Steven Hatcher, Treasurer
Joycelyn Ray-Latson, Director at Large

EMERGENCY NUMBERS

911	Emergency/Crime in progress, Sheriff's Department, Ambulance and Fire
713-221-6000	Sheriff's Department – Nonemergency
281-251-0101	Klein V.E.D.
281-999-3191	Animal Control
281-376-2997	To request Vacation Watch, call between 8 a.m. and 5 p.m.
1-800-222-1222	Poison Control Center – 24-Hr. Emergency Assistance

**For Deed Restrictions and Neighborhood Management,
call ACMI Management Company at 281-251-2292.**

NEWSLETTER DEADLINE

Got exciting news to share? Have something for sale?
Have a community-related event to publicize?
Want your neighbors to know more about an important issue?
Submit all of this and more to the *Olde Oaks Waterford Park
Community Newsletter*. We want to hear from you!

The February Newsletter Deadline is January 10.

Editor: Laura Summers

Email: OldeOaksEditor@hotmail.com

Mail or Hand-delivery: 3511 Kennonview Drive

For hand-delivery, please leave in the box marked
"Olde Oaks Editor" on the front porch, **not** in the U.S.
mailbox. All submissions must be signed to be considered
for publication.

VISIT US ONLINE AT: www.oocia.org

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CONGRATULATIONS TO OUR CHRISTMAS LIGHTING CONTEST WINNERS!

As I drove through the community early one evening, I viewed so many beautifully decorated and lighted homes. The time and effort that was taken to celebrate the holiday through the lighting of your homes was evident and brought joy to many. It continued the tradition of loading up the car with the children and hot chocolate to drive slowly throughout the neighborhood viewing the many beautiful lights and decorations! And the winners are...

- 3018 Baywood Park
- 3611 Brimwood
- 3130 Ivy Falls
- 3102 Pebble Bend
- 15410 Terrace Oaks

What an extremely difficult job it was to choose only a few homes! If your home was not selected this year for our first Christmas Lighting Contest after many years, please try again next year. Also, remember that I welcome recommendations from residents.

We will be postponing the next Yard of the Month until February. We will be driving through the community prior to January 10 to select those yards which meet the qualifications for February Yard of the Month. This will allow us to meet the February newsletter deadline. Get those yards ready, and I hope you will be the next winner.

I would like to wish all a very Happy New Year. May 2013 bring us all happiness, good health and a drought-free summer!
submitted by Christine Potter, OOCIA Vice President and Beautification Committee Chairperson

Do You Wish to Nominate a Home to the Beautification Committee?

Please send references to ACMI at info@acmimgmt.com (Attention: Christine Potter, Beautification Committee).

Email submittals no later than the 1st of each month in order for the committee to drive by and evaluate recommended yards. This will allow an appropriate amount of time, if selected, for us to take pictures and submit to the newsletter for the following month's awards.

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OLDE OAKS Interest Group Contacts

If you are interested in joining any of the Olde Oaks Interest Groups, please call the neighborhood representative listed.

- Book Club Kathy Hall, 281-569-4967
- Bridge, Women's Susanne Bailey, 281-580-1717
- Dinner With Friends Lauren Hensley, 281-893-1833
- Museum Excursion.....Zelda Kaye, 281-880-8505
- Mixed Bowling.....Francine Alvarez, 281-580-8815
- Wii Bowlers.....Zelda Kaye, 281-880-8505

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NEW BABY?



Kathy Hall would love to hear from parents who have had a visit from the stork! Call her at 281-569-4967 to have a "stork" set up in the front yard.

Monthly Statistics OLDE OAKS & WATERFORD PARK November 2012

9-1-1 Hang-Ups.....1	Meet the Citizen.....0
Accident.....1	Open Door/Open Window.....1
Alarms.....20	Solicitors.....0
Burglary to a Habitation.....2	Suspicious Person.....6
Burglary to a Motor Vehicle.....2	Suspicious Vehicle.....10
Carjacking.....1	Theft.....1
Criminal Mischief.....0	Traffic.....25
Disturbances.....6	

Watch for "Alerts" posted to our community website at www.oocia.org.

Whenever you have information about suspicious or criminal activity and report it to the Harris County Sheriff's Office, it is helpful and contributes to the safety and betterment of your community. These reports are available between law enforcement as communication to fortify their efforts to stop crime. In Olde Oaks and Waterford Park, we have HCSO deputies who patrol our neighborhood, and they encourage you to call in your information to the numbers listed below. Anonymity is available.

It is more effective to call immediately while it is occurring:
Emergencies 9-1-1 or 713-221-6000

You can choose to call even though it has already happened: 713-221-6000

To request a Contract Deputy to contact you, call nonemergency/informational: 713-221-6000

For information about registered sex offenders: www.familywatchdog.us

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Email: Got2Have77068@yahoo.com

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Book Club

"Footnotes"

In late November the Book Club met at **Zelda Kaye's** home for a discussion of Tracy Kidder's *Mountains Beyond Mountains*. We also chose books for January through June of 2013. They are as follows:

- January *Bitter Sweets* by Roopa Farooki
- February *Battle Hymn of the Tiger Mother* by Amy Chua
- March *Wild: From Lost to Found on the Pacific Coast Trail* by Cheryl Strayed
- April *Thunderstruck* by Erik Larson
- May *Blood Rich* by Jane Wolfe
- June *Ines of My Soul* by Isabel Allende



In January we will meet at my home with discussion of *Bitter Sweets* led by **Zelda Kaye**. This is a first novel for Ms. Farooki in which she chronicles three generations of a family in which lies, deception, and double lives consume the characters. The question is whether or not they have the strength and determination to come to grips with the consequences of their actions and make needed changes in their lives.

The book jacket says Ms. Farooki "was born in Lahore, Pakistan, and brought up in London (where the book takes place). She graduated from New College, Oxford in 1995 and worked in advertising before writing fiction full-time." She now lives in North London and southwest France with her family.

In early December our group had its annual luncheon at an area restaurant to finish out our 10th year. We hope all of you have enjoyed the holidays and will have a safe, happy, and healthy 2013.

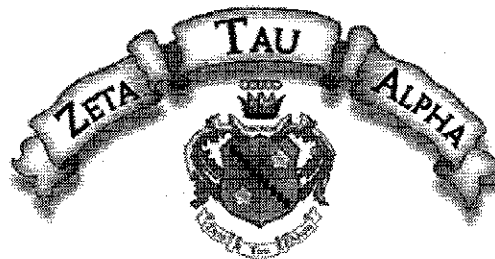
Kathy Hall, Book Club Coordinator

Friends and Neighbors of FM 1960 Women's Club

Please join us for Friends and Neighbors of FM 1960 Women's Club on the first Tuesday of the month (September-May) at 9:30 a.m. at the Christus Center, St. Ignatius Catholic Church, 7810 Cypresswood Drive. The group focuses on forming new friendships within the community. Activities include crafts, book clubs, day trips, hiking, etc. Our program for Tuesday, **January 8** will be "Attracting Songbirds and Other Delights of Nature to Your Backyard or Balcony" presented by **Kathy Adams Clark**, noted nature photographer.

For more information please call Pat at 832-422-3469.

Houston Northwest



Houston Northwest Zeta Tau Alpha Alumnae Chapter wants you to join them **Thursday, January 10** for game time with new and old friends. The meeting starts at 6:45 p.m. For more information please contact **Natalie Gibson** at nataliesfa@hotmail.com or 832-725-2495.

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News in Brief

Calling All Moms of Little Ones!

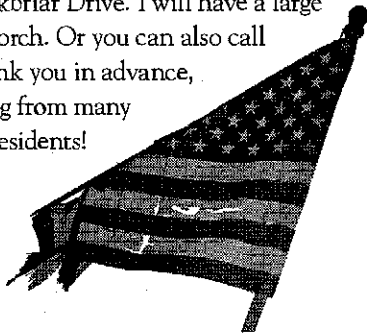
Do you have small children? If so, let's start something fun! If you are interested in having your children participate in a playgroup and meeting some new friends and neighbors, please contact **Annesia Penright** at annesiapenright@gmail.com.

Turn in Your Old Flag!

Please donate your tattered or torn United States flags that are in need of proper retirement to my Eagle Scout Project. My name is **Tyler Morland**; I am 17 years old and a member of Boy Scout Troop 1276 out of John Wesley United Methodist Church. I am collecting U.S flags to be retired.

My Eagle Project will need 500 flags to meet my criteria. If you have one flag or 100 to be properly retired, drop them at my front porch at 3410 Creekbriar Drive. I will have a large red container on the front porch. Or you can also call or email me for pickup. Thank you in advance, and I look forward to hearing from many Olde Oaks/Waterford Park residents!

submitted by **Tyler Morland**
OO/WP Resident and
future Eagle Scout
832-229-9992
TMMorland@aol.com



WANTED:

Volunteers to help edit the monthly newsletter.

Contact **Joyceelyn Ray-Latson** at aggieil@sbcglobal.net if you are interested.

Advertising Information

The *Olde Oaks Community Newsletter* is published monthly for the residents of *Olde Oaks*. It is made possible by your neighborhood businesses and friends from ads purchased in the newsletter. Please support these businesses. If you would like to help sponsor this newsletter by purchasing ad space, please call **Champions Printing & Publishing, Inc.** at 281-583-7661 by the 10th of each month. Please submit classified ads directly to your editor.



Attention Teen Job Seekers!

To be listed as a Teen Job Seeker, email your name, phone number and job preferences to OldeOaksEditor@hotmail.com. To keep the list up-to-date, your listing will run for three months. You will need to resubmit your listing every third month. This column is for informational purposes only. No recommendation is being made by OOCIA.

- | | | |
|---------------------|---------------|-----------------|
| B – Babysitting | OJ – Odd Jobs | Y – Yard Work |
| H – House Sitting | T – Tutoring | D – Dog Walking |
| M – Mother's Helper | P – Pet Care | O – Office Help |
- H, M, OJ, P, Y, D, O..... Kolena Robertson 832-248-0996
B, D, M, P..... Macey Till 409-474-1980

CLASSIFIED ADS

Furniture for Sale: Solid wood dresser with mirror in good condition, \$200; glass-top breakfast table with 4 chairs in excellent condition, \$100. Contact Misbah at 281-682-0955.

Armoire for Sale: Walnut color, can hold a flat-screen TV with room for a DVD player and other things, \$225. Cash only. Call Jan at 281-635-1122.

Full-Size Bed for Sale: Metal, very ornate, in good condition, \$175. Cash only. Call Jan at 281-635-1122.

Classified Policy

Don't forget that the classifieds are FREE to all Olde Oaks residents. Use this section to buy and sell personal items. All we ask is that no adult-owned business ads be turned in, such as real estate, in-home operated businesses or fee-based services. If you'd like to advertise your adult-owned business and support our newsletter, call **Champions Printing & Publishing, Inc.** at 281-583-7661. The editor retains exclusive right to accept or reject any classified deemed unfit. Your classified will run for one month. If you want to run it for a longer period of time, please resubmit your ad by the newsletter deadline for each month you'd like it to appear.

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The publisher is not liable for ANY DAMAGES for failure of the Post Office or subdivision representatives to deliver the newsletter in a timely manner, so long as the publisher has delivered the newsletters to said delivery point by the contracted date.

OOCIA Budget Update

The Board of the Olde Oaks Community Improvement Association (OOCIA) recently approved the 2013 budget which is the basis for establishing the 2013 annual assessment.

The table below identifies each and every budgeted expense over \$5,000 and summarizes expenditures under \$5,000 as miscellaneous. This table also shows how much of your annual assessment goes to support the various expenses of the Association. The \$575 assessment shown below represents the annual assessment for one standard lot; your assessment may be more if you own more than one standard lot.

OLDE OAKS 2013 OPERATING BUDGET AND ASSESSMENT

Expense Category	Amount	% of Total	Cum. %	Allocation of Annual Assessment
Trash Removal.....	\$ 313,000.....	30.9%.....	30.9%.....	\$177.53
Deputy Patrols	267,500.....	26.4%.....	57.3%.....	151.72
Electricity (Street lights, etc.)	88,900.....	8.8%.....	66.0%.....	50.42
Landscaping	56,200.....	5.5%.....	71.6%.....	31.88
Water & Sewer	46,000.....	4.5%.....	76.1%.....	26.09
ACMI Mgmt. Fees	41,700.....	4.1%.....	80.2%.....	23.65
Collection Costs	24,000.....	2.4%.....	82.6%.....	13.61
Maintenance	19,000.....	1.9%.....	84.5%.....	10.78
Pest Control	9,000.....	0.9%.....	85.4%.....	5.10
Insurance	7,000.....	0.7%.....	86.0%.....	3.97
Force Mow	6,000.....	0.6%.....	86.6%.....	3.40
Misc. (Individual items under \$5,000)	37,500.....	3.7%.....	90.3%.....	21.27
Total Operating Expenses	915,800.....	90.3%.....		519.42
Capital Improvements	98,000.....	9.7%.....	100.0%.....	55.58
Total Budgeted Expenditures	\$1,013,800.....	100.0%.....		\$575.00

The Board hopes you find this information useful in understanding the nature of the Association's expenses as well as how these expenses affect your annual assessment.

Submitted by the Board of the Olde Oaks Community Improvement Association



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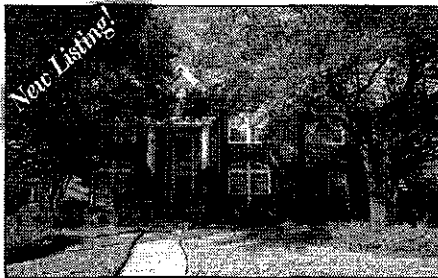


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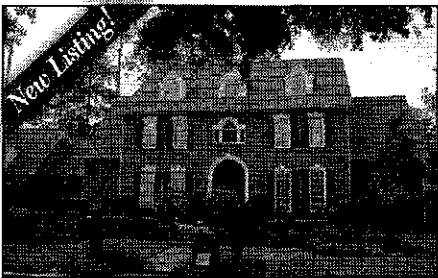
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WATERFORD PARK | MLS 89183874



3127 Ivy Falls | \$400,000

6 Bedrooms, 4.5 baths, 3 car garage. Pool. 4906 SF
OLDE OAKS | MLS 2838208

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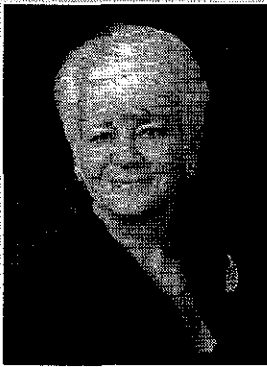
3306 Forest Willow Dr. | \$150,000

View of lake from backyard, neutral interior. 2446 SF
ENCLAVE AT OLDE OAKS | MLS 25586143



17214 Cedar Placid Ln. | \$629,000

Stunning Architectural Design, summer kit, pool/spa. 5368 SF
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Happy New Year!

Welcome to a Seller's Market!

2012 was the best year for real estate since 2007. Rising employment caused buyer demand to soar. Excess inventory was absorbed in the market and we experienced double-digit declines in inventory. Most areas in Houston are now considered to be a Sellers' Market.

If you have considered moving, please contact me for an update on current market values. **2013 may be your year to make a move.**

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