



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

OLDE OAKS WOMEN'S CLUB

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.

Agenda: Minutes from prior meeting, financial report, old business, new business, discussion period. A closed executive session will follow in which private issues related to collections, deed restrictions, etc., will be discussed.

If you want to receive an email reminder a few days prior to the meeting, please send an email request to info@ACMIgmt.com. Please include your name, address and email address. Please note that members are welcome as observers and will not participate in discussions or voting. There will be a question and answer period at the end of the meeting.

January 11, 2012

March 14, 2012

February 8, 2012

April 11, 2012

- Annual Meeting

Discussion with ACMI

ACMI conducted the first deed restriction detailed inspection survey of the Olde Oaks/Waterford Park community during November. This revealed the many positive elements in the community, along with a number of issues we are working with you and your Board of Directors to resolve. These findings and actions currently under way are outlined below with a discussion of the Association-maintained common areas first, followed by the homes and lots.

Common Areas and Reserves – Many areas are well maintained yet others need attention; required maintenance and repairs are under way.

- The reserves and common areas in and around Waterford Park, the reserves along Terrace Oak and esplanades on TC Jester are generally in excellent condition. Install irrigation on the Waterford Park reserve on Terrace Oaks near Baywood.
- A number of areas within Olde Oaks proper have obviously not received sufficient attention and through positive aggressive leadership from your Board, the following action is under way with planned completion prior to year-end: addition of irrigation at six cul-de-sacs in Olde Oaks where grass and shrubs have died due to a lack of water, replace illegal connections and backflow preventers on two cul-de-sacs, power washing of all Olde Oaks entry monuments, replacement of dead or missing plants at Olde Oaks entries, addition of mulch in entry beds, removal of several dead trees near the park, addition of Kiddy Kushion to the play areas in the park, removal of said shrubbery, pruning of shrubs around mailboxes within the community, repair of inoperable monument lighting, repair or removal of the sign boards, etc.

HAPPY NEW YEAR!



(continued on page 3)

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 – Southwest Water Company**
 Billing, Service & Emergencies..... 713-405-1750
BOARD OF DIRECTORS:
 Phil Eubanks 281-440-4804
 George Faulkner..... 281-808-9300
 John Dougrey 281-580-7010
 Robert Skinner..... 281-580-7885
- MUD #44 – Water District Management**
 Billing, Service & Emergencies..... 281-376-8802
BOARD OF DIRECTORS:
 Rolf Flemming..... 281-583-0671
 Toby Landry 281-440-1328
 Bob Jefferies..... 281-440-3069
 Tom Sooy 281-444-6404
 Bill Franks 281-440-5873
- Scheduling Use of Building**
 Roger Schuett 281-685-1275
 Fax 281-379-1428
- Bammel Utility District Office**..... 281-376-8802
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 Pickup**
 Republic Waste Services 281-446-2030

Olde Oaks Community Improvement Association Current Officers

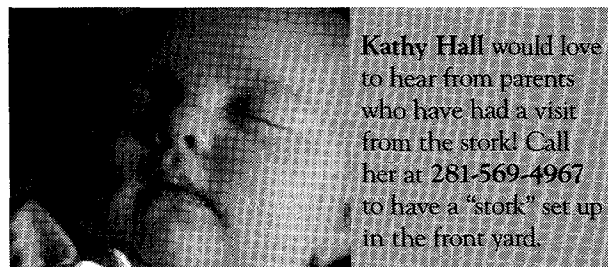
- Brian Beck, President.....832-249-8720
 Christine Potter, Vice President.....281-537-2380
 Vince Perna, Secretary281-580-3832
 Linda Faulkner, Treasurer.....832-473-0689
 Susan Sulski, Director at Large/
 Deputy Patrol Coordinator.....281-587-2152

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.F.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 or visit www.ACMIgmt.com.

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.

NEWSLETTER DEADLINE

The February newsletter deadline is January 10.

Interim Editor
Linda Faulkner

Email: roar102@sbcglobal.net

Unsigned articles will not be published.

DISCLAIMER: Articles in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Champions Printing & Publishing, Inc. or its employees, Olde Oaks Community Improvement Association or Community Newsletter. Champions Printing & Publishing, Inc., Olde Oaks Community Improvement Association and Community Newsletter are not responsible for the accuracy of any facts stated in articles submitted by others.

Discussion with ACMI - *continued*

Homes and Lots – The vast majority of homeowners within the community take pride in their property, and it shows. On the other end of the spectrum there are, unfortunately, a number of abandoned homes and some residents who have not addressed some maintenance issues. As a result, 12 properties were issued a force mow notice and numerous notices were issued for other deed restriction violations. Please let us know if a home near you is abandoned so we can determine ownership and take steps for ongoing maintenance.

- Please recognize that it is important for everyone to take pride and maintain items such as the basketball goal, mailbox, lawn and flower beds, and storing trash containers, coolers and other such items out of sight. Trailers and inoperable vehicles should be stored outside of the community. Our experience is that when the community standard will accept neglect of this sort of maintenance the community begins to lose its appeal; therefore, we send notices when issues such as this are found in an inspection. Please help everyone by taking a critical look at your property and spending some time to repair these smaller items to avoid reminders or notices. Small clean-up and repair steps taken by all can make a major difference in the community.

- We also saw several instances where more important maintenance to the home is required such as repair of a garage door, replacement of rotten trim, painting of doors, trim or stucco and other such items. Taking time to carry out this maintenance will protect your property and the overall value of homes within the community. Failure to do so can lead to both damage to the home and enforcement action by the Association.
- One concern noted is there are a large number of dead bushes and trees within the community. Please take steps to remove the trees located on your property and their stumps, before they decay and end up falling on a nearby home.

We encourage you to call or send an email with questions or issues related to the community and ongoing activities. Please keep the following communication information handy:

ACMI Phone: **281-251-2292**
ACMI email: info@ACMIgmt.com

Bert Williams, ACMI President

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2012 Olde Oaks/Waterford Park Budget Summary

To: OOCIA Members

The Board of the Olde Oaks Community Improvement Association (OOCIA) recently approved the 2012 budget which is the basis for establishing the 2012 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 \$643.50 assessment shown below represents the annual assessment for one standard lot; your assessment may be higher if you own more than one standard lot.

OOCIA 2012 Budget and Annual Assessment

| Nature of Expense | 2012 Budget | | Breakdown of Annual Assessment |
|-------------------------------|---------------------|-------------|--------------------------------|
| | Amount | % of Total | |
| Trash Removal | \$ 385,500 | 37.2% | \$ 239.32 |
| Deputy Patrols | \$ 257,000 | 24.8% | \$ 159.55 |
| Street Lights | \$ 90,992 | 8.8% | \$ 56.49 |
| Legal & Delinquency Fees (1) | \$ 88,500 | 8.5% | \$ 54.94 |
| Landscaping | \$ 64,015 | 6.2% | \$ 39.74 |
| Water/Sewer | \$ 45,000 | 4.3% | \$ 27.94 |
| Management Fee | \$ 41,700 | 4.0% | \$ 25.89 |
| Pest Control-Mosquitos & Ants | \$ 8,000 | 0.8% | \$ 4.97 |
| Insurance | \$ 6,000 | 0.6% | \$ 3.72 |
| Newsletter | \$ 5,200 | 0.5% | \$ 3.23 |
| Playground Repair | \$ 5,000 | 0.5% | \$ 3.10 |
| Misc. Other Expenses | \$ 39,650 | 3.8% | \$ 24.61 |
| Total | \$ 1,036,557 | 100% | \$ 643.50 |

(1) Included legal and delinquency fees related to Debt Collection, Deed Restriction enforcement, etc.

(2) Represents sum of expenses under \$5,000

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. The Board also hopes this demonstrates the importance of paying your annual assessment as all members benefit equally from these services and should share in them equally. Unfortunately, not all members see it this way, in fact as of the end of October 2011, the Association was owed roughly \$267,441 in past due assessments, interest, legal fees, etc., from 217 homeowners. Of this amount approximately \$245,359 was due from 135 homeowners whose accounts have been turned over to the attorney for collection. We should note that these amounts do not include approximately \$31,150 in deferred legal fees incurred in attempting to collect these funds

The Board also wishes to stress that payment plans are available and encourages members to take advantage of these payment plans as a means of meeting this important obligation.

Association assets, liabilities and members' equity at the end of October are shown below; year-end values won't be available until after the close of the year.

**Assets, Liabilities & Members' Equity
October 31, 2011**

| | Debits | Credits |
|--|---------------|---------------|
| Cash | \$ 523,199.72 | |
| Assessments & Amounts Due from Members | \$ 267,441.96 | |
| Prepaid Assessments | \$ (4,289.31) | |
| Other Assets (Entrance Monuments, Playground Equipment, etc.) | \$ 209,600.00 | |
| Members' Equity | \$ 995,952.37 | \$ 995,952.37 |
| | \$ 995,952.37 | \$ 995,952.37 |

The Board, Olde Oaks Community Improvement Association

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Thank You, Debbie Lamb

It is with regret to advise that **Debbie Lamb** has resigned as editor of the community newsletter. On behalf of the Board we extend our sincere thank you for the time and the commitment to include all of those after-deadline requests, while at the same time ensuring the community portion of the newsletter was interesting.

In the **interim** I have volunteered to coordinate the newsletter and, in addition, act as the temporary liaison with the Board.

I do admit, it would probably be in the best interest of the newsletter that those residents interested in coordinating the newsletter contact me as soon as possible. I sincerely am a "fish out of water."

Debbie, thanks again for everything; happy "retirement."

Linda Faulkner
Interim Newsletter Coordinator

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, Couples..... | Jane Jacobi, 281-866-8664 |
| Bridge, Women's..... | Susanne Bailey, 281-580-1717 |
| Dinner with Friends..... | Susanne Bailey, 281-580-1717 |
| 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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| • Door Refinishing | • Gutter Repair & Replacement |
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| • Interior Carpentry/ Crown Molding | • Trash Removal |
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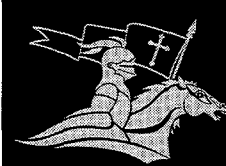
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Monthly Statistics
 OLDE OAKS & WATERFORD PARK
 November 2011

| | |
|-----------------------------------|-------------------------------------|
| 9-1-1 Hang-Up.....1 | Disturbances.....12 |
| Accident1 | Meet the Citizen15 |
| Alarms.....29 | Open Door/Open Window1 |
| Animal Humane/Aggressive.....0 | Solicitor.....1 |
| Burglary to a Habitation1 | Suspicious Person/Vehicle10/4 |
| Burglary to a Motor Vehicle.....0 | Traffic Initiative.....50 |
| Criminal Mischief.....1 | Vacation Watch.....0 |

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 and best to call immediately as it is occurring.** Still call if it has already happened.

CALL 713-221-6000 OR 9-1-1

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

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

Pearl Fincher
Museum of Fine Arts
 6815 Cypresswood Drive

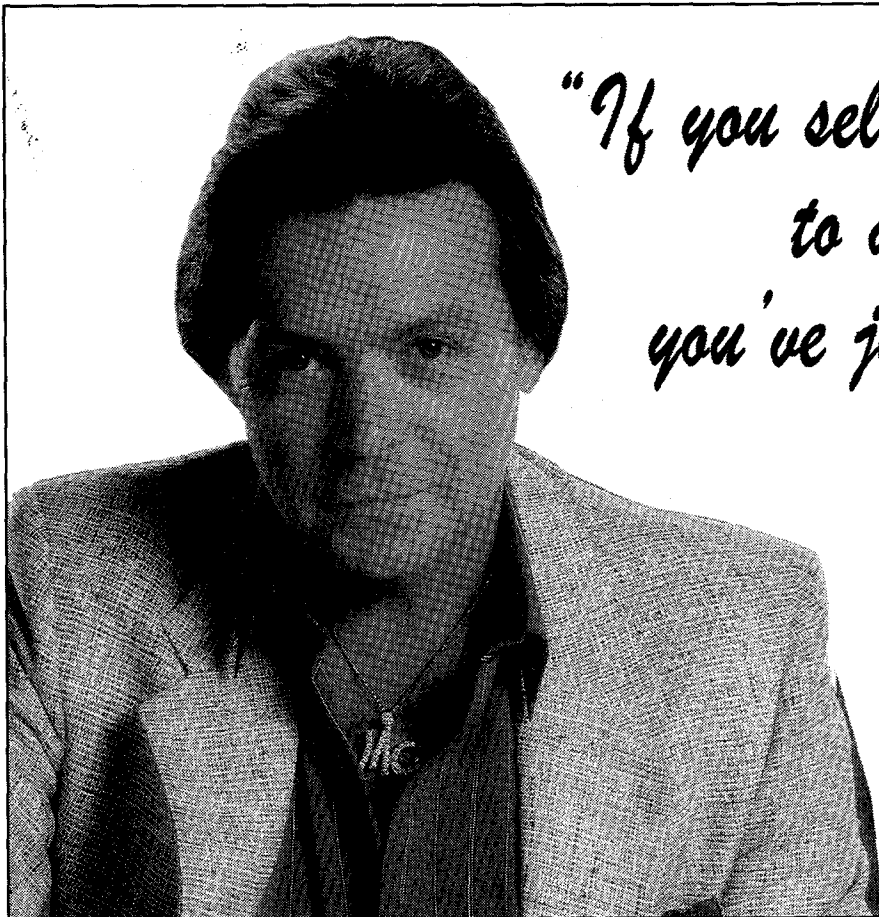
Family Day at the Pearl

Why not take advantage of the wonderful art museum in Spring? The Pearl Fincher Museum of Fine Arts is located right next to the Barbara Bush Branch Library and is free to everyone. Contact the museum and arrange for a friendly docent to be available to provide information about the exhibitions.

The Pearl adds to the exhibitions with an active schedule of programs and services. Founded on the community center concept, the Pearl reaches beyond traditional museums to enlighten, educate and entertain.

To this end, the Pearl offers free family days, lectures, piano recitals, school programs, and a book club in conjunction with the Barbara Bush Library. Why not drop by and see why over 80,000 people, including over 8,000 of our public schoolchildren each year, have visited already?

The museum will be opening two new exhibitions, and the next free Family Day will be **January 14, 2012**. For more information, please contact the Pearl at www.pearlmfa.org, 281-376-6322, or find the Pearl on facebook or twitter.



*"If you sell your gold or silver
 to anyone else,
 you've just lost money!"*

**Mickey
 Gilley**



“Footnotes”

Happy New Year, everyone! We hope you readers out there will find some new authors and additional books by your favorite authors in your upcoming reading adventures this year.

This month our meeting will be at my home on **Tuesday, January 24, 2012**, from 10 a.m. until 12 noon. If you are new to the area or a longtime resident of Olde Oaks/Waterford Park and think you'd like to join a book club, please call me, and I will give you the details on our group.

The January book choice is *The Necklace* by Cheryl Jarvis. It is about 13 women who became involved with an experiment that transformed their lives. A diamond necklace is in the center of the experiment. I think I'll let it go at that.

According to the book cover write-up about the author, “Cheryl Jarvis is a journalist and essayist. Her byline has appeared in numerous publications, including *The Wall Street Journal*, the *Chicago Tribune*, *Cosmopolitan*, *Redbook*, and *Reader's Digest*. A former television producer and magazine and newspaper editor, she has taught writing at the University of Southern California and at Washington University and Webster University in St. Louis.”

The selected book list to be read and discussed monthly from February through June includes:

February *Room* by Emma Donoghue
March *The Big Rich* by Bryan Burrough
April *Little Bee* by Chris Cleave
May *Still Alice* by Lisa Genova
June *The Innocent* by Posie Graeme-Evans

Hope you can join us!!

Kathy Hall, Book Club Coordinator
281-569-4967

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Chamber's 38th Annual Gala Featuring Florence LaRue and The Fifth Dimension to Honor Citation Oil and Gas Area Developer Brad Sondock to Receive Prestigious Diamond Award

Houston Northwest Chamber of Commerce will host the 38th annual Diamonds & Ice Gala on **Saturday, January 28, 2012**, at the Woodlands Waterway Marriott, 1601 Lake Robbins Drive. The Gala will recognize Curtis and Beth Harrell for the commitment of Citation Oil and Gas to the economic development of the community, as well as the revitalization efforts of local developers Brad and Kathleen Sondock of The Retail Properties Group who will receive the Chamber's celebrated Diamond Award.

Proceeds from the Diamonds & Ice Gala, which is the Chamber's premier fund-raising event, will benefit the Economic Development Initiative, a program designed to realize specific, measurable, focused activities to support the community. The Gala includes dinner, dancing, live and silent auctions, awards, entertainment and a diamond raffle.

Grammy-award winners and Vocal Group Hall of Fame inductees Florence LaRue and The Fifth Dimension will headline the evening's entertainment. Their top ten R&B and

pop hits from the 1960s and '70s include such memorable songs at "Up, Up and Away," "Wedding Bell Blues," "One Less Bell to Answer," "Aquarius/Let the Sunshine In," "Stoned Soul Picnic" and "I Didn't Get to Sleep at All."

Sponsorship opportunities for the Gala range from \$10,000 title positions to \$1,000 wine sponsorships. Custom sponsorships are also available. Financial support helps ensure the continued economic development and civic health of the northwest Houston community that has been strengthened by landscaped medians along the FM 1960 corridor, removal of illegal billboards, and establishment of an upper division university center.

For more information about sponsorships, donations and reservations for the Houston Northwest Chamber of Commerce 2012 Annual Diamonds & Ice Gala, contact Sandy Barton, vice president of Membership and Marketing, at 281-440-4160. To learn more about the Chamber, visit www.HoustonNWChamber.org.

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2012 AMERICAN CANCER SOCIETY Relay For Life of Northwest Harris County Needs You!

What: The American Cancer Society Relay For Life of Northwest Harris County is a fun-filled, overnight event that mobilizes our community to celebrate survivors, remember loved ones and raise money for the fight against cancer. Teams gather with tents and sleeping bags to participate in the largest fund-raising walk in the nation.

Who: Teams consist of 5-30 people from businesses, hospitals, schools, churches, civic groups and families. One member at a time walks or runs around the track, relay-style. Teams make a commitment to having one team member on the track at all times.

When: May 11-12

7 p.m. – Relay For Life begins with a cancer survivors' and caregivers' lap after dusk – Luminaria Ceremony
7 a.m. – Closing Ceremony

Where: Klein Oak High School Stadium

Why: This year, the American Cancer Society estimates that cancer will cause almost one of every four deaths, making it the second leading cause of death in the United States.

Funds from Relay For Life support the American Cancer Society's lifesaving mission of saving lives and creating more birthdays by helping people stay well, helping people get well, by finding cures, and by fighting back.

How: To register a team, purchase a luminaria or participate as a cancer survivor, visit the event website at www.relayforlife.org/northwesttx. You can connect with other relayers in your community and around the world by visiting RelayForLife.org.

The American Cancer Society combines an unyielding passion with nearly a century of experience to save lives and end suffering from cancer. We save lives by helping people stay well by preventing cancer or detecting it early; helping people get well by being there for them during and after a cancer diagnosis; by finding cures through investment in groundbreaking discovery; and by fighting back by rallying lawmakers to pass laws to defeat cancer and by rallying communities worldwide to join the fight.



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Barbara Bush Library

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Workforce Solutions Job Search Seminars

Workforce Solutions Job Search Seminars will continue in the library. On **Thursday, January 5** at 1:30 p.m. Workforce Solutions will present a seminar on creating resumes and completing applications. The focus will be on online applications, since that is the way most are done these days. There will be another seminar on **Thursday, January 19** at 1:30 p.m. on networking and using the Internet to job hunt. Registration is not required. Just drop in.

CLASSIFIED AD



For Sale: Sharp BD-HP21U Blu-ray disc player with remote and manual, plays CDs, DVDs, and Blu-ray movies in full HD, good condition, with HDMI or component cables, \$35; Optimus Pro CS-1 center channel speaker, hi-fi for home theater systems, good condition, \$15. Call Bill at 281-537-1934.

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Teen Job Seekers

You may email the information to debbie@onlinedentalmanager.com or drop it off in the newsletter box located at 15310 Ripplewind Lane, Houston, TX 77068.

| | | |
|---------------------|---------------|-----------------|
| B – Baby-sitting | OJ – Odd Jobs | Y – Yard Work |
| H – House Sitting | T – Tutoring | D – Dog Walking |
| M – Mother’s Helper | P – Pet Care | O – Office Help |

| Name | Phone |
|---|--------------|
| B, H, M, OJ, P, D, O..... Kareena Budine..... | 859-227-6949 |
| B, H, D, P, O..... Karly Radick..... | 832-668-6474 |
| H, OJ, P, Y, D, O..... Kolena Robertson | 832-248-0996 |

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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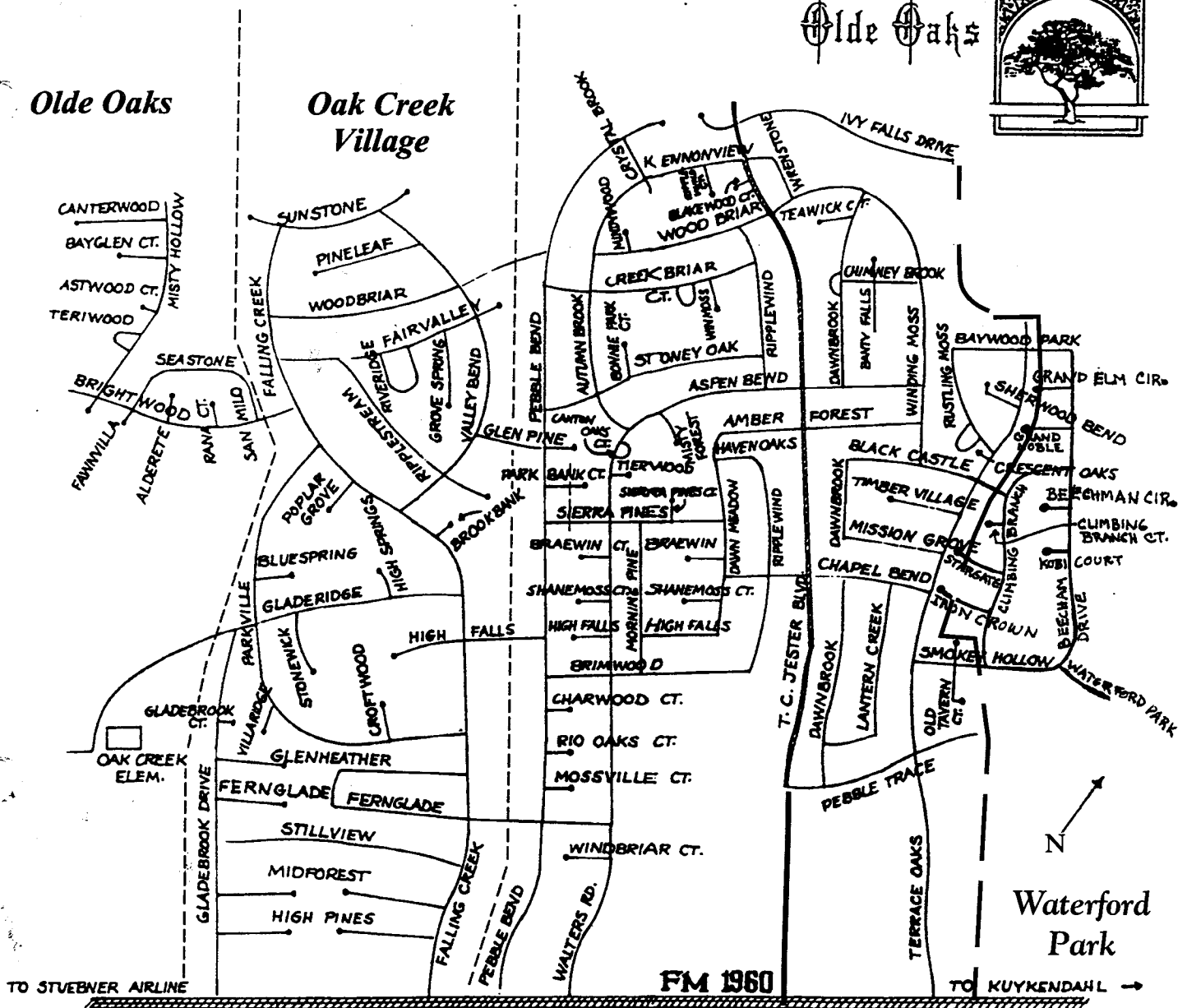
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Olde Oaks

Oak Creek Village



Waterford Park

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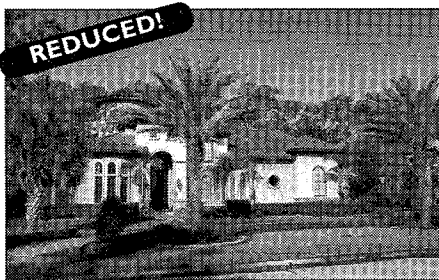
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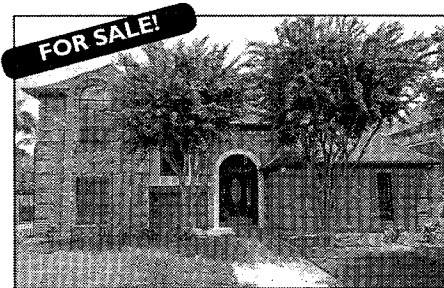
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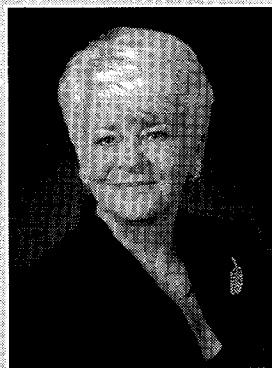
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