



Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

RESCUING OUR FAITH IN A NEIGHBOR'S KINDNESS AND KITTENS TOO

On November 19, as editor, I had the privilege to receive the following email: "Here is a story you might want to add to your newsletter to give credit to our volunteer firemen and spread Christmas cheer. The dispatcher told us that firemen no longer respond to cats stuck in trees, but she would call them anyway. Voila; Kitten was saved! We went back to the fire station to get the name of our hero (and slip this under the door) but it was locked. Perhaps you can find out his name to credit him if you decide to run our story. Marian rescued this apparently abandoned kitten from her school, and has paid her own money to have it immunized, chipped and spayed. We cannot keep it, so perhaps you can include a bit about it looking for a home. Thank You. Cordially, Andrew Mann"

Marian's dad included the letter she wrote to thank the rescue squad (quoted at right) and a picture of Kitten who needed a home... An update arrived on November 23: "Hi, Mary Ann, as of this afternoon Kitten has found a happy home, just a block away from us so we can still visit her! ~ Andrew"

What an honor to live in a neighborhood that still inspires and celebrates our everyday heroes. Many blessings to Marian, her father Andrew, Kitten, and the first responders who "saved" the day. Please keep these stories coming to the editor and fill our lives with gratitude in 2019!



November 3, 2018

Dear Firemen of Klein Volunteer Fire Department,

In books we see cats getting stuck in trees and firemen coming and saving them. We are delighted and amazed that you still do it today. My cat (Kitten), got stuck in a tree on Saturday night, with her leash catching her onto a high branch. Three firemen were nice enough to give up their Saturday night and help me get her down safe and sound.

Thank you so much for helping me save her from the tree, you really made my week.

Marian Mann

OOCIA MANAGEMENT COMPANY

Crest Management Company, AAMC..... 281-579-0761
(for deed restrictions, neighborhood management and property improvements)
Fax 281-579-7062 | www.crest-management.com

OLDE OAKS CIA 2018-2019 BOARD

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MUNICIPAL UTILITY DISTRICTS (MUD)

Manhole/Sewer Backup..... 713-983-3602
MUD #20 www.edpwatertx.com/your_district.html
Billing, Service & Emergencies..... 832-467-1599
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 Meetings: Second Tuesday of month, 4 p.m.
(Call before to confirm), 15705 N. Greenfield Drive
Bammel Utility District Office 281-376-8802
www.wdmtexas.com/districts-served/bammel-utility-district
Board Meetings: Second Monday of month, 7 p.m.
3904 Gladeridge (clubhouse)

EMERGENCY NUMBERS

Police – Fire – Ambulance 911
Nonemergency Sheriff 713-221-6000
Fire Department – Klein Volunteer 281-251-0101
Animal Control 281-999-3191
24 hr. Emergency Poison Control Center 800-222-1222
CenterPoint Electric 713-207-2222
CenterPoint Gas 713-659-2111
Harris County Pct. 4 (M-F, 8 a.m.-5 p.m.) 281-353-8424
Harris County Pct. 4 (outside regular hours) 713-755-5000
Registered Sex Offenders..... www.familywatchdog.us

www.iwatchharriscounty.com Download the app for Apple and
Android phones to report criminal activity anonymously.

To have your house checked on while you're away on vacation
go to www.harriscountyso.org/vacation_watch.aspx and complete
the form online, or call the Cypresswood substation.

Sign up for "Alerts" posted for our community at www.nextdoor.com.

NOTICE TO HOMEOWNERS

Next OOCIA Monthly Open Board Meeting
is **Tuesday, January 15 at 6:45 p.m.** at
Oak Creek Village Clubhouse (3906 Gladeridge Drive)

FEBRUARY NEWSLETTER DEADLINE

January 9, 2019

Editor: Mary Ann Waterman
Send information and questions to oociaeeditor@gmail.com



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2018 OOCIA Board Accomplishments & 2019 Action Plan

Your Olde Oaks Community Improvement Association (CIA) worked diligently during 2018 to maintain the common areas of the Association and provide community services while keeping a close eye on the expenses. The CIA took the following actions in 2018:

- The newly upgraded website OOCIA.org is now up and live! Please let us know if there is anything you feel should be added to the site to better help our community by contacting Treasurer@OOCIA.org. The upgrade will save OOCIA close to \$9,500 over the next five-year period! This was exciting to help lower our costs.
- The CIA negotiated contributions from MUD 20 and MUD 44 for maintenance of the TC Jester medians for a total of \$50,000. We appreciate their contributions in helping to keep our community beautiful. Thank you, MUD 20 and MUD 44!
- The CIA has developed an investment plan for its Reserve Funds to greatly improve the return on investment for this account. Crest is improving our interest returns for the operating accounts to receive higher interest rates, as well.
- The landscape and mosquito contracts were sent out for bid to make sure that the Association was getting the best service for the best price available.
- The kiddie cushion at the Kennonview Drive Park was filled back in after the Harvey flooding.

- MUD 44 required testing of the back-flow prevention devices on the HOA's irrigation system. This was completed and needed repairs were made.
- Texas Pride advised the CIA of an increase in recycling cost, and the CIA used this to negotiate an amendment to the contract so that the contract is transferable. (See following paragraph for more info on this.)
- The CIA engaged with a new attorney which has resulted in a decrease in the amount of delinquent assessments and provides more precise legal information for each delinquent account. We are very pleased with the negotiations for payments on many large and very delinquent accounts. A great success for OOCIA!

You may have noticed a change in the annual billing which you received recently. With the engagement of a new law firm, the CIA was advised that it needs to separate the assessment and service fees on the annual billing. Currently, the only service which is being billed is the trash service. In 2019, the CIA will attempt to negotiate with the various MUDs that service our community to transfer this service to their responsibility in 2020. This means your trash service will be billed along with your water bill each month, spreading your expenses out into monthly payments rather than needing to pay for the full year upfront.

(continued on page 5)

GAIN RELIEF FROM VARICOSE AND SPIDER VEINS

TUESDAY, JAN. 29, 2019 | 6 P.M.

Learn more about managing pain or discomfort in your legs caused by swollen, twisted veins.

Join Dr. Richard Lee, vascular surgeon, for a free seminar to understand the symptoms, causes and treatments for varicose and spider veins.

Lindsay Lakes in Cypress
16536 Mueschke Rd.
Cypress, TX 77433

Registration is required.

To register, visit houstonmethodist.org/events
or call **281.737.2500**.

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2018 OOCIA Board -continued

Our highest priorities for 2019 will continue to be the enforcement of deed restrictions, adherence to architectural guidelines, and to keep chipping away at our outstanding past due accounts. The past due receivables amounts have been quite large for many years, and the past two Boards have worked aggressively at getting money collected to reduce this number. This past year, the community had numerous bankruptcies and foreclosures that affected our outstanding accounts receivables. The new law firm is working diligently and aggressively (with great success!) at reducing our overall balances. Please keep in mind that with foreclosures and bankruptcies, we can only hope to recoup past funds owed, as there are no guarantees that repayment will be released to us from the lenders and bankruptcy courts. The Board is quite pleased with the results of the new law firm as they have successfully received repayment agreements with several very old and substantial accounts. And they have really only just begun!

Please welcome our *new* (but not new to OOCIA) Crest Association Manager Pam Hummel! Pam has been Karen Janczak's assistant manager in the past and she is very familiar with our community. Pam and her assistant are the Crest team that encouraged our neighborhood to identify any deed restriction issues that need to be addressed. She is a great person to work with, and we look forward to her helping keep our community safe and beautiful! Her contact information is: pam.hummel@crest-management.com.

If you have any questions for the Board, please attend any/all of the OOCIA Board meetings on the third Tuesday of each month. Our meetings are currently held at the Oak Creek Village Clubhouse. Executive Session starts at 5:45 p.m. and ends at 6:45 p.m. when the Open Session begins. The Business Agenda is discussed first, and then the open forum for residents is towards the end of each meeting. Please do not hesitate to contact one of the HOA Board members with any questions you may have. You can find the email address of each Board member at: <https://oocia.org/board-of-directors>.

The New Year is upon us, and the future is looking bright! We all wish each of you a very healthful and prosperous new year!

*Randy Darland, Deborah Pence, Tyrone Davis,
MJ Shannon and Chuck Gaimari*

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2019 OOCIA Board Election February 13 – Two Positions Open

The Meeting of the Members of the OOCIA is held on the second Wednesday of February every year. We have not chosen a place for the meeting yet, but the date is **February 13, 2019**. In odd numbered years, such as this year (2019), there are two Board of Directors positions to be voted on at the annual meeting. On even numbered years, there are three Board of Directors positions to be voted on at the annual meeting.

Crest Management is periodically holding a seminar on Board Governance explaining the responsibilities associated with being a Board Director at their offices (Katy) that start at 6 p.m. with a light dinner served at 5:30 p.m. There is no charge and anyone thinking of running for a position is encouraged to attend and learn more about Board activities. You may contact Crest Management or any Board member to find out when the next one is scheduled. If you would like to carpool there, please feel free to contact one of the Board members. Their email information can be found on the OOCIA website: <https://oocia.org/board-of-directors>.

Detailed information concerning the election procedure and process can be found in the bylaws located on the OOCIA website: <https://oocia.org/governing-documents>. Articles 4, 5, and 6.

Any homeowner wishing to run for one of the Board positions should contact Crest Management or any current Board member for information and help in getting your bio into the February

newsletter. The deadline for newsletter submission is **January 9**. Please send your bio to oociaeditor@gmail.com.

Currently no one has come to the Board or Crest to announce their candidacy. Candidates want to give homeowners as much time as possible to learn about who will be representing them before the vote. Election announcements will also be posted in the Nextdoor HOA “Group” folder and on the OOCIA website. Email any current Board member with questions concerning the Annual Meeting of the Members or the Election of Board Directors.

Please contact Pam Hummel at Crest Management for more information at Pam.Hummel@Crest-Management.com.



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Holiday Streets of Light

As the December holiday season began, the Beautification Committee went in search of homes with outstanding displays of decorations and lights hung from the roof tops. While they have the difficult job of honoring four with top honors – you can browse the community website at www.oocia.org to see many others deserving honorable mention! Contact the Neighborhood Beautification Committee at sszota@me.com to nominate your favorite landscaped yards each month in 2019!

4303 Brightwood



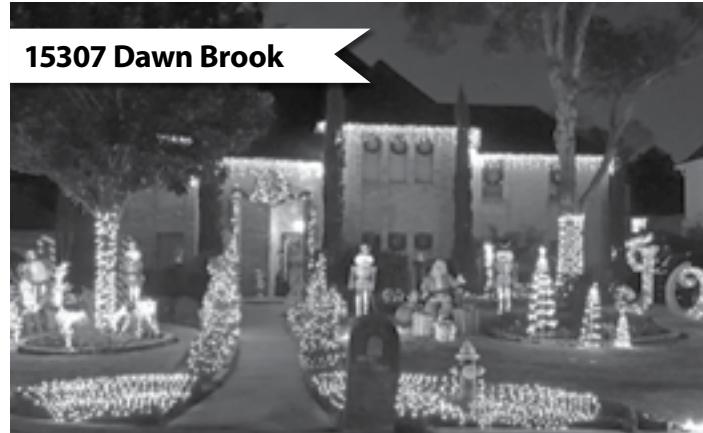
3318 Wood Briar



15419 Terrace Oaks



15307 Dawn Brook



Invitation! Car Enthusiasts Meet Up!

Our neighbor, A.J. Pate, invites you to join ongoing informal meetings for Saturn Sky owners and would-be owners to visit and share information. Meetings are held the first Friday of each month at 9 a.m. The meetup is at Rao's Coffee Café on Cypresswood Drive (near Stuebner-Airline). There are currently five members. Please join the discussion at the next meeting on **Friday, January 4, 2019**. Also, Pontiac Solstice and Opel GT owners are welcome, since these are virtually identical cars mechanically. For further information please contact A.J. Pate at a12j02@sbcglobal.net.

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Published by CHAMPIONS PRINTING & PUBLISHING, INC.
6608 FM 1960 W. Suite G, Houston, TX. 77069
281-583-7661 Fax 281-583-2669
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Helping Hands Decorate the Neighborhood

*'Twas the sweet month of Christmas and all through our streets,
The jolly elves were busy hanging decorations, all with great care!*



I want to give a shout-out and a **huge** thank you to everyone involved in making our neighborhood festive for the holidays. All the way from housing the decorations from last year (Susan Szota household), breaking down the past decorations to get them prepped for the gold and red theme this year (Mia Cordova and Tran Neely), the many hours of carefully designing and placing the ribbons and ornaments on all the garlands and wreaths (Tran Neely, my daughter Stephanie Buckner, Amanda Reilley, my dear granddaughter Larabelle Atterberry, and my own bestie Cheryl Snyder), and last but definitely not least, the hanging of those beautiful decorations (Tran Neely, Josh Haber, Mia and Ray Cordova, and my own husband Douglas Plance). Each of you played a very important part in helping with this and I can't thank you enough for all your help.

Hope your Christmas was merry and bright! God bless you all!

Deborah Plance

Book Club "Footnotes"

Happy New Year to you all! We in the book club look forward to some new books and authors in this new year. In late November, we chose the books for January through May.

- January – *Pachinko* by Min Jin Lee
- February – *The Wife* by Meg Wolitzer
- March – *Bluebird, Bluebird* by Attica Locke
- April – *The Restless Wave* by John McCain
- May – *The Whippoorwill* by Mary Bryan Stafford

On **January 22**, we will meet at the home of Randee Saber, and Jerry Lutz will lead the discussion. The book, *Pachinko*, is an historical novel by Korean-American author, Min Jin Lee. It follows four generations of a Korean family who first lived in Japanese-occupied Korea and eventually migrated to Japan. The story covers the period before World War II to the late 1980s.

Pachinko is perhaps an odd name to many of us. It is a slot machine game found throughout Japan and “unifies the central concerns of identity, homeland, and belonging in the Japanese culture according to a New York Times book reviewer. Min Jin Lee was born in Seoul, Korea and educated in the United States. Although a lawyer, she quit the profession and found bargain opportunities to pursue a literary career. It was difficult with money, health, and family issues, but she persisted. Her first two books were not successful, but she followed up with *Pachinko* which was published in February 2018.

For more information about how to join the book club, contact Coordinator Kathy Hall at hallkw@sbcglobal.net.

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and Happiness in the coming year!**

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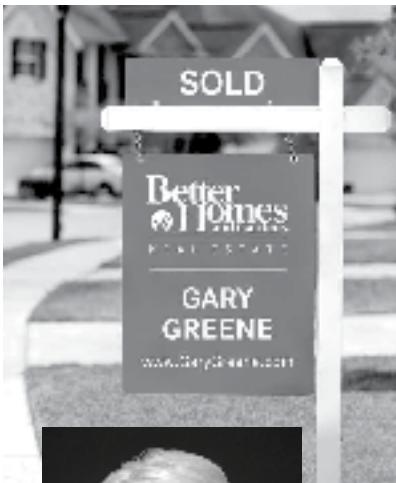
Champion Forest Villas | 16 Villa Bend Dr.
\$350,000 | MLS# 84326725

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Northgate Forest | 16131 Villa Fontana
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