



## Waterford Park

### COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

## NOTICE TO HOMEOWNERS

Next OOCIA Meeting  
**Tuesday, April 17** at 6:45 p.m.

Meetings are now the **third Tuesday** of every month. All homeowners are invited to attend!

## MUD #20

### Monthly Meetings and Minutes

#### Officer changes

**Brian Wright** – President

**Robert Skinner** – Vice President

**Ken Ross** – Secretary

**John Dougrey** – Assistant Secretary

Meeting minutes are available at [www.edpwater.com/your\\_district.html](http://www.edpwater.com/your_district.html) under NW Harris County Municipal Utility District #20.

The NW Harris County MUD #20 monthly Board of Directors' meeting is held the first Tuesday of each month starting at 11:30 a.m. The meeting location is at the offices of Young & Brooks, 10000 Memorial Drive, Suite 260, Houston 77024 and is open to MUD #20 customers. Please feel free to address any water/sewer issues to the MUD #20 operator, Environmental Development Partners (EDP), at 832-467-1599.

## LETTER FROM THE PRESIDENT

Ahhh ... spring.

What a beautiful time here in our community! The flowers and trees blooming, the Easter celebrations, and people emerging from their homes being active outside substantiates the feeling of the beginning of a new year.

We all look forward to this new year and its activities. We have a Plant Swap, Garage Sale, Cheeseburger in Paradise Party, and a lot more activities coming up in the next few months. Make this the year you volunteer to help in some way. Meet new neighbors and make new friends at the Pot Luck dinner, Cheeseburger in Paradise party or dancing at Roger's.

I am leaving the Board this year but will stay active within the community and help where I can. I met so many wonderful people here in Olde Oaks/Waterford Park and was sincerely overwhelmed with the outpouring of help, support, and honest caring from so very many neighbors during the Harvey flood. Many told me they were sorry for the awful mess we had to go through, but I honestly couldn't feel any misery when I felt so much love and support.

So, saying that, I will tell you *I know* this is a **great** community to be a part of. We are safer and happier than most of the subdivisions around us and most certainly have the **best** neighbors. See you at our activities!

*Pat Ganer*

## Introducing the 2018 OOCIA Board

The election for the three open Board positions was held at Northgate Country Club on March 15. The 2018 Board will be composed of Randy Darland, Tyrone Davis and Charles "Chuck" Gamari, filling the three open positions. Their two-year term will expire in 2020. The other two positions are held by Deborah Plance and MJ Shannon, whose two-year term expires in 2019.

These five Board members will meet at the March monthly Board meeting and vote on the offices they will hold. The offices of the Board are one-year terms only and are voted on every year by the Board itself.

Huge thanks go out to these neighbors who have volunteered their time to help the community. Please attend the monthly meetings held every third Tuesday of the month. We all need to be aware of current issues and activities in our neighborhood and provide the input the Board needs to make decisions relative to what they feel is best for the subdivision as a whole.

# Who You Gonna Call?

## IMPORTANT NUMBERS TO KEEP

### OOCIA MANAGEMENT COMPANY

Crest Management Company, AAMC..... 281-579-0761  
(for deed restrictions, neighborhood management and property improvements)  
PO Box 219320, Houston, TX 77218-9320  
Fax 281-579-7062 | www.crest-management.com

### OLDE OAKS CIA OFFICIAL P.O. BOX

Olde Oaks CIA  
PO Box 682523, Houston, TX 77268-2523

### 2017-2018 OFFICERS

Pat Ganer, President, pganeroociaboard@gmail.com  
Randy Darland, Vice President, rdarlandoociaboard@gmail.com  
Susan Szota, Secretary, szotaociaboard@gmail.com  
Deborah Plance, Treasurer, Deborahplance.oocia.board@gmail.com

### Community Engagement Committee

Chair, Chatina De Rousselle, cddconsult@yahoo.com

### Deputy Patrol Coordinator (Interim)

Randy Darland, rdarlandoociaboard@gmail.com

### OLDE OAKS INTEREST GROUP CONTACTS

Book Club .....Kathy Hall, 281-569-4967  
Bridge, Women's .....Susanne Bailey, 281-580-1717  
Dinner With Friends .....Lauren Hensley, 281-893-1833  
Playgroup..... Joyce Ray-Latson, 832-231-3201

### PETS – DISTURBANCES, LOST & FOUND

#### Report injured, vicious animals and bites

Animal Control.....281-999-3191

#### Complaints about barking dogs

Sheriff Non-Emergency.....713-221-6000

#### Report lost or found pets in OO/WP

Julie Brown, Pet Liaison .....jbrown@apex-staff.com, 713-302-9148

### SCHOOLS

Spring ISD Schools ..... www.springisd.org  
Pat Reynolds Elementary School .....281-891-8240  
Edwin Wells Middle School.....281-891-7750  
Westfield High School .....281-891-7130

### REPORT UTILITY ISSUES Add these numbers to your cell phone for easy access

Gas Leaks (Centerpoint) ..... 713-659-2111  
Power Outages (Centerpoint) ..... 713-207-2222  
Street Light Outages (Centerpoint).....800-332-7143  
Reporting resident will need pole number and street, including immediate side streets

#### Road hazards, street sign and light issues, bridges, flooding

Harris County Precinct 4.....www.hcp4.net  
Monday–Friday from 8 a.m. to 5 p.m. .... 281-353-8424  
After hours, weekends, or holidays..... 713-755-5000

#### Trash & Recycling

Texas Pride Disposal .....281-342-8178  
www.texaspridedisposal.com; service@texaspridedisposal.com  
Trash and heavy trash – Tuesdays and Fridays 7 a.m.–7 p.m.  
Recycle – Tuesdays 7 a.m.–7 p.m.

#### General Safety

Harris County Public Health and Environmental Services..... 713-274-6300  
Report dirty pools, unsafe/unsanitary habitation  
Request Vacation Watch (call 8 a.m.–5 p.m.) .....281-376-2997  
Harris County Alarm Detail (Permits).....713-755-4600

### MUNICIPAL UTILITY DISTRICTS (MUD)

Manhole/Sewer Backup.....713-983-3602

MUD #20 ..... www.edpwater.com

Billing, Service & Emergencies .....832-467-1599

Board of Directors: Brian Wright | Robert Skinner  
John Dougrey | Ken Ross

Board Meetings: First Tuesday of month, 11:30 a.m.  
10000 Memorial Drive, Suite 260, Houston, TX, 713-951-0800

MUD #44 ..... www.wdmtexas.com/districts-served/harris-county-mud-44

Billing, Service & Emergencies .....281-376-8802

Board of Directors: Rolf Flemming | Toby Landry  
Robert Ramsey | Tom Sooy | Harry Swanstrom

Board Meetings: Second Tuesday of month, 7 p.m.,  
17707 Old Louetta Rd. (WDM office)

Bammel Utility District Office.....281-376-8802

www.wdmtexas.com/districts-served/bammel-utility-district

Board of Directors: Nicholas Fava, President  
James B. Armand, Vice President | Alan C. Kaniss, Secretary  
John C. Whisler, Assistant Secretary | Ronald L. Halk, Director

Board Meetings: Second Monday of month, 7 p.m.  
3904 Gladeridge (clubhouse)

### OTHER

Olde Oaks Greenbelt Preservation Association .....http://oogpa.com

#### Greenbelt Preservation Association:

Craig Lewis, President | Kathy Zigler, Secretary  
Tanya Morland, Treasurer | John Edmonson, Director at Large

Barbara Bush Library .....281-376-4610

6817 Cypresswood Drive, Spring, TX 77379

Hours: Monday 1-9, Tuesday 10-9, Wednesday 10-6,  
Thursday 10-9, Friday 10-6, Saturday 10-5, Sunday Closed

Northgate Country Club.....www.northgatecountryclub.com

General .....281-444-5302

Membership.....281-440-4006

### EMERGENCY NUMBERS

Police – Fire – Ambulance ..... 911

Nonemergency Sheriff ..... 713-221-6000

Fire Department – Klein Volunteer.....281-251-0101

Animal Control.....281-999-3191

24 hr. Emergency Poison Control Center ..... 800-222-1222

CenterPoint 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.harriscountysoc.org/vacation\_watch.aspx and  
complete the form online, or call the Cypresswood substation.

Watch for "Alerts" posted on our community website at  
https://www.facebook.com/groups/OldeOaksWaterfordPark  
and on www.nextdoor.com

# FOOTNOTES BOOK CLUB

On **April 24**, our group will meet at the home of Jerry Lutz with Virginia McGriggs to lead the discussion. The book selection is *The German Girl* by Armando Lucas Correa.

This is the story of 12-year-old Hannah Rosenthal's harrowing experience fleeing Nazi-occupied Germany with her family and best friend, Leo, only to discover that their overseas asylum was not to be. The transatlantic liner, the *St. Louis*, that was to give them safe passage to Cuba was denied admittance there and then to the United States and Canada. Only a few passengers were allowed to disembark in Cuba. Hannah spent the rest of her life there rather than the U.S. Decades later, Anna Rosen, Hannah's grand niece in New York, receives a mysterious envelope from Hannah, who is now 87. They had never met. Anna and her mother travel to Havana, meet Hannah, learn about Anna's father, the *St. Louis*, and Hannah's girlhood friend, Leo. This incident regarding the *St. Louis* actually happened, and one can Google it to learn more about it and the author. He is editor-in-chief of *People en Español*, a top-selling Hispanic magazine in the United States. Correa also appears regularly on Spanish language television programs discussing celebrity news and scoops. He lives in New York City with his family. *The German Girl* is his first novel.

Kathy Hall, Coordinator  
281-569-4967

# Dancing With Friends

**April 6** at 6:30 p.m.

**Welcome!** Roger has graciously opened his beautiful home to neighbors who are interested in learning some new moves on the dance floor. With two professional dance teachers, homeowners have enjoyed fun times getting to know one another better while at the same time learning to impress during those wedding line dances. Neighbors with no previous dance experience have learned other fun dances like the ones on "Dancing with Stars." So come on out and join your friends and neighbors as we dance the night away at Roger's. Contact Roger at [romak@swbell.net](mailto:romak@swbell.net) to find out more or to let him know that you would like to join in.

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## No One Knows the Neighborhood Like a Neighbor!

Spring is here, and it's a great time to put your home on the market. Call me, I know the market. Let's work together to get the job done!

*I Am Here to Help You Be Market Ready!!*  
**THE TIME IS RIGHT TO SELL AND BUY!**

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# HELP STOP THE BLEEDING!

Your HOA is bleeding. Read on to find out how badly it's bleeding and what **you** can do to help stop it. When I came into the Board a year ago, I was astonished at the outstanding accounts receivable totals. The even more shocking part was the legal costs racked up to try and collect those past due amounts (close to 50% of the outstanding is due to the necessary collection/legal fees). This set the current Board members to begin putting in place much more stringent guidelines in order to aggressively get the accounts receivable down closer to a normal industry average<sup>1</sup> and to keep it that way. We have had several meetings with Crest, and even one with our attorney, to begin formulating the most aggressive approach, with the least costs and best practices on how the Board can take steps in reducing the A/R as well as to protect the revenue that rightfully belongs to the HOA members. This is a work in progress at the moment, and the Board will keep the HOA members informed of our progress at each of our Board meetings.

## But we could use everyone's help.

Did you know that the upfront costs to the HOA to send out the first delinquency notice<sup>2</sup> (the "please pay your dues letter" that was recently sent out to each homeowner who has not yet paid) runs at approximately \$25 per letter? We recently had to send out 375 of those delinquent notices. That is close to 25% of the homeowners who have not paid their dues. Doing the math on the cost per letter mailed out to the 375 delinquent

homeowners, it equates to a whopping \$9,375 that the HOA had to pay up front! As of the writing of this article, we still have 21.6% (or 357) who have **still** not paid their 2018 dues, and it's March already! Doing the math again for the next letter is even greater as the next letter will be sent out by certified mail as well as regular mail. The additional cost to send it certified is \$35 per letter. At a guesstimate of 300 delinquent homeowners, this cost could end up being somewhere around \$10,500!

The HOA members who are in good standing can't afford to absorb these costs! These expenses have to be paid immediately by the OOCIA and then are billed directly to the homeowner, but we (every single one of us) only get that money back into "the coffers" after the delinquent homeowner steps up to pay it back to the HOA members. If you are one of the homeowners who have not yet paid, we urge you to contact Crest to arrange a payment plan.

**And here is how everyone can help:** If you know your neighbor is behind on dues payments, urge them to contact Crest to arrange a payment plan. Help to stop the bleeding of paying for these unnecessary expenses when it could all have been prevented with just a simple phone call.

We understand that extenuating circumstances in a person's life may lead to this. Look at how many homeowners were affected by Harvey, as an example. We only ask that **you** help stop the bleeding by giving Crest a phone call today so



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that **all of us** will no longer have additional money taken from the operating funds just to continue sending out notices to you. You save yourself money by calling Crest right away. Just sending two letters costs each past-due homeowner close to \$90; this is far more expensive than setting up a payment plan, not to mention the late fees and finance charges that get tacked on for each month that goes by!

Call Crest today and save yourself (and everyone else) additional fees! Crest's phone number is **281-579-0761**.

*Sincerely,  
Deborah Plance, OOCIA Treasurer*

<sup>1</sup> Industry average ranges from 5% to 10%, depending on the size of the community. OOCIA would fall on the higher end of the scale.

<sup>2</sup> Resolution on collecting past dues: [http://www.oocia.org/docs/Resolution\\_adopting\\_maintenance\\_assessment\\_delinquency\\_program.pdf](http://www.oocia.org/docs/Resolution_adopting_maintenance_assessment_delinquency_program.pdf)

## Deed Violation Reporting

Follow the basic steps for proper reporting. This helps the management company help residents stay in compliance. Talk to the neighbor; if you feel the neighbor is uncooperative or in need of assistance, please contact the management company by phone or email.

Deed restrictions are strictly enforced. To report violations, contact Pam Hummel, Assistant Community Manager, at 281-945-4661 or [Pam.Hummel@crest-management.com](mailto:Pam.Hummel@crest-management.com).

# MAY NEWSLETTER DEADLINE

**April 10 by noon**

Email: [OOCIAEditor@gmail.com](mailto:OOCIAEditor@gmail.com)

If you would like to see an increase in the number of pages we can utilize for community information, please let businesses know about the newsletter and have them place an ad by contacting Champions Printing directly at 281-583-7661.

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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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## Olde Oaks and Waterford Park

### Sheriff's Department Patrol Statistics 2018

Incident Category	Jan	Feb	YTD
Alarm – Security/ Silent/ Panic	20	15	35
Animal – Humane	1	0	1
Assault	0	0	0
Burglary – Home	1	0	1
Burglary – Vehicle	3	0	3
Criminal Mischief	1	1	2
Disturbance – Loud Noise	0	2	2
Disturbance – Animal	0	0	0
Disturbance – Family	2	2	4
Domestic – Prevention	0	2	2
Domestic – Violence	0	0	0
In Progress	0	0	0
Medical / Fire	4	1	5
Neighborhood Check	718	761	1479
Robbery – Aggravated	2	0	2
Robbery – Individual	0	0	0
Sex Offender Check	2	1	3
Suspicious Person	5	2	7
Theft	3	0	3
Telephone Harassment	0	3	3
Vacation Watch	4	3	7
Vehicle – Accident	2	4	6
Vehicle – Abandoned/Disabled	1	3	4
Vehicle – Speeding	47	20	67
Vehicle – Stickered	5	0	5
Vehicle – Suspicious	3	7	10

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## Trash Pickup – Trash Service Days

### Trash and Heavy Trash:

Tuesdays  
and Fridays  
7 a.m. - 7 p.m.

### Recycle:

Tuesdays  
7 a.m. - 7 p.m.



Remember, **be kind to your neighbor** and keep **all** trash cans out of sight – either in your garage or behind a fence – except for trash days. Thank you.

## New *Baby?*

### **Congratulations on your new arrival!**

To arrange to have a stork sign in your front yard, please call Kathy Hall at 281-569-4967.

## Lost and Found *Pets*

Please bring in your pets in bad weather. They're your responsibility. Not providing them with shelter is inhumane and a violation of the HOA rules. If you don't want your pet, please give them to someone who will keep them out of the freezing cold and love them.

To post online, here are some suggested sites:  
[www.houstonspca.org](http://www.houstonspca.org) • [houstontx.gov/barc](http://houstontx.gov/barc)

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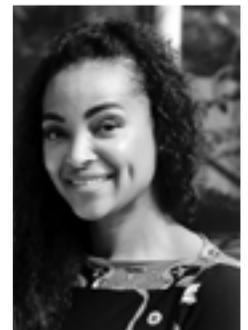
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separate staircase and 2 bedrooms and 2 baths.  
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**Olde Oaks | 15218 Lantern Creek**

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**Waterford Park | 3107 Climbing Branch**

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**Olde Oaks | 15227 Lantern Creek**

\$350,000 | MLS# 72181290

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