

&

Waterford Park

COMMUNITY NEWSLETTER

OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION

CLASS OF 2022!

Darius Morris

Congratulations to Darius Morris on his graduation from Westfield High School Class of 2022. Darius earned the honor of Distinguished Service Graduate and is a member of the National Technical Honor Society. He also achieved the rank of Eagle Scout and is a member of the Order of the Arrow (honor society) in the Boy Scouts of America Troop 1659. In the fall 2022, Darius will be attending Prairie View A&M University majoring in digital media arts. He is the son of Larry and Cecilia Morris and brother of Nathia and Demarcus who reside in the Olde Oaks community.



Congratulations!

Leasing and Short-Term Rental Policy

When our subdivision was established, renting out your house for vacation or tourism purposes (such as Airbnb) was not prevalent so our developers didn't address this topic. Olde Oaks/Waterford Park is catching up to the problem that has surfaced in many subdivisions by adopting a leasing and short-term rental policy. Basically OO/WP is trying to ban event, weekend and party rentals. Some of the provisions of the new policy include, but are not limited to:

- A single family residential dwelling may be leased for single family residential purposes only for a period of not less than one hundred eighty (180) consecutive days. Upon the end of a 180 day lease, a "month-to-month" lease is allowed if the

lessee(s) is the same person(s) who signed the original lease.

- Lessee(s) of a lot must intend to occupy the single-family residential dwelling for the entire term of the lease.
- An owner may not lease a room or any portion less than the entire single family residential dwelling.
- A lease must be in writing and there may only be one lease at a time.
- The policy permits a leaseback provision that is included in a bona fide sales contract that allows the buyer to lease the dwelling back to the seller for a period of not more than ninety (90) consecutive days is allowed.

(continued on page 3)



GARY GREENE

THE MARKET REPORT

HOUSTON'S WEEKLY REAL ESTATE MARKET SNAPSHOT

NEW LISTINGS

↓ 7.1%
3,108

PENDING LISTINGS

↓ 22.1%
2,488

YEAR-TO-DATE COMMISSION

BASED ON NATIONAL AVERAGE OF 2021 YEAR-TO-DATE TO 06/2022

CLOSINGS

↓ 10.1%
2,120

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- Brain and spinal tumors
- Epilepsy and seizures
- Headaches and chronic pain
- Neuromuscular disorders
- Parkinson's disease and movement disorders
- Sleep disorders
- Stroke and cerebrovascular diseases

Your health is our priority. You can be confident we are taking every necessary precaution to keep you safe, including requiring COVID-19 vaccinations for all of our physicians, staff and employees.



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HOME SERVICES

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AUGUST NEWSLETTER DEADLINE JULY 9

Editor: Tanya Pilant | Send information and questions to ociaeditor@gmail.com

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Rental Policy - continued from cover

The hoped for effect is to make the neighborhood more stable and reduce loud and disruptive parties. The regulation was recorded in the Real Property records of Harris County, Texas at RP-2022-145954 in March 2022.

Homeowners' Meeting Date

Next meeting: Tuesday, July 19 at 6:45 p.m.

Our homeowners' meeting is usually the third Tuesday of each month with the open (member) session starting at 6:45 p.m. Meetings are being held at the Oak Creek Village Clubhouse, 3906 Gladeridge Drive (behind the Oak Creek subdivision tennis courts).

Scouting in the Community

The young men of Scouts BSA Troop 1659 have been hard at work in our community! Two Scouts completed their Eagle Projects in April, clearing brush from the edges of the soccer fields next to Reynolds Elementary to allow more space for the parents of the FFPS players to sit and cheer on their teams. Another Scout completed his Eagle Project by painting outdoor Twister and hopscotch games for the students of Reynolds to use during recess. Troop 1659 participates in numerous community activities including Flags Across the Community and Wreaths Across America and is in the Oak Creek/OO/WP subdivisions. There's still time to order your flags for the rest of this year.

Please visit their website at www.ihtroop1659.org/flags to order for the remaining patriotic holiday of 2022 – Veterans Day (November 11).

Book Club "Footnotes"

Back in late May our group met for the last time in the winter/spring season and now anticipate doing all that summer reading we've been thinking about. At the May meeting, besides discussing Kristin Harmel's *The Book of Lost Names*, we chose books for the fall. They are as follows: *West With Giraffes* by Lynda Rutledge, *The Nature of Fragile Things* by Susan Meissner and *American Dirt* by Jeanine Cummins.

By the way, for those of you readers who are not able to join a book club at this time, Kristin Harmel refers to some other books which give additional insight into various aspects of life during WWII. They are as follows: Harmel's *The Winemaker's Wife*, *A Good Place To Hide* by Peter Grose, and *The Book Thieves* by Anders Rydell. We always choose books that are available in the county library system, as are all of those above. Until September, happy reading and fun times this summer!

Kathy Hall, Coordinator, 281-569-4967

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WELCOME TO TEXAS

(specifically Olde Oaks/
Waterford Park)

If you are new to our area, here are some facts you should know:

- **Information about Olde Oaks/Waterford Park can be found on our website at oocia.org** including information on water, trash, recycling and websites that will help you choose your electric provider. In Texas, you can choose your electric provider. You are not limited to one regional provider and there is a wide range of electric plans (including green and longer term) and costs. Olde Oaks hires deputies to patrol our neighborhood and their non-emergency phone number is 713-221-6000.
- **Olde Oaks/Waterford Park is located outside of the City of Houston** in Harris County (although your address reads Houston). You can't vote for Mayor or City Council. Both Harris County Commissioners and North Harris County Regional Water Authority, for instance, can pass regulations that affect you.
- **We are in the Spring School District.** There is a tuition free SST school available in our neighborhood (located on T.C. Jester) along with other private schools in the area.
- Harris County has **no zoning** so your Homeowners' Association (HOA) is your main protection. Don't buy or build on the edge of a subdivision as a three story motel or a business could build next door.
- **Be aware of HOA deed restrictions** as they can limit what you want to do to the exterior of your property and require prior written approval to modify. The objective of HOAs is to maintain the integrity and value of your neighborhood. Our HOAs deed restrictions are found at oocia.org. OO/WP charges an annual HOA fee due January 31 of each year.
- **No state income tax** but property, municipal utility district (MUD), school, sales, gas, cigarette and other taxes. **No taxes on groceries and medication.** Groceries, however, is a misleading term as most food items are not taxed but non-food items such as paper, pet, beauty and hygiene products are taxed.
- **Flooding is possible.** There are low spots and you don't want to drive into standing water. Check the news on rainy days before driving to find out which roads and highways are closed (and where) due to standing water. You will sometimes see markings on the side of underpasses that show how deep the water is there. It only takes about one foot to flood your car out and two feet to float it away. You may want to consider buying flood insurance.
- **Hurricanes and freaky weather can occur.** Your electricity can go off and your water supply can be affected. Have supplies such as water, batteries, radio, canned goods, and a phone charger available. You may want to charge your cell phone, stock up on water and groceries and gas up your car early when a possible hurricane is predicted. The weather can be unpredictable; usually it is very hot in this area, but in February 2021, Houston had an unexpected freeze and some people were without electricity for several hours. You will mow your yard pretty much year-round, just not as often as in the winter months.
- **Be prepared for traffic.** Our subdivision is roughly 22 miles from downtown but it can take an hour to get downtown in the morning and an hour plus in the evening (depending on your working hours). Consider riding the Metro Park & Ride bus (the Kuykendahl (202) and Spring (204) P&Rs are close) or getting a buddy and using the HOV lanes. It's well worth it to have an EZ tag or TxTag as sometimes it's easy get on a toll road without even realizing it. These toll tags are good in Texas, Kansas and Oklahoma. Over the summer, the inbound HOV lanes on I-45N are free on Saturday and Sunday from 10 a.m. to 7 p.m. and there are no restrictions on number of passengers in the vehicle.
- **Vehicles have to be inspected annually** prior to getting your tag, the "Texas Two Step." **Expect higher vehicle insurance in Harris County** as Harris County insurance rates tend to be more expensive than the state average.

Northwoods Presbyterian Church Golf Tournament

Northwoods Youth Group invites you to attend their Annual Golf Tournament fundraiser at Gleannloch Pines on September 17 at 1:30 p.m., with dinner to follow at 6 p.m., and a Silent Auction.

This annual fundraiser supports their youth mission trip and provides scholarship money for their youth to attend church camps each summer who might not be able to afford it otherwise. The cost for an individual player is \$100, or you may gather a group of friends to get a team of four together to sign up for \$400. Additionally, if your family or local business might like to consider sponsoring a hole in the golf tournament for \$150, they will support your business with a complimentary sign on the golf course hole and include your company name in their brochure and website.

For further information or to sign up, please contact Mary Meghan at 281-912-9189 or visit www.northwoods.org/youth

Caregivers Support Group

They meet on the second and fourth Fridays of each month from 10 a.m. – 12 p.m. in the Youth Building, room 205, at Cypress Creek Christian Church, 6823 Cypresswood Drive, Spring, TX 77379. They welcome anyone caring for a loved one or friend with physical or mental health issues. You do not have to be a member of Cypress Creek Christian Church. They offer support and resources for caregivers in a confidential setting. For more information, contact Cindy Pitts at pitts13534@sbcglobal.net.

Free Yoga and Beginning Ballet Classes

The Barbara Bush Library has a free Yin Yoga Class at 10:30 a.m. on Saturday; Northwoods Presbyterian Church at 3320 Cypress Creek Parkway, Houston, TX 77068 has a free yoga class at 9:30 a.m. on Monday.

You need to bring your own yoga mat and props. Northwoods also has a free beginning Ballet Exercise Class on Friday at 9:30 a.m.

Better Homes and Gardens REAL ESTATE
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HAPPY
4th of July

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Email oociaeditor@gmail.com. If you have a picture, please include it separately from the text. I am also looking for reporters/assistants to help with our subdivision newsletter and you will get credited (a byline) for the article. Please contact the editor for more information. – Editor



MAY SHERIFF'S STATISTICS

911 Hang Up	2
Accident Minor	1
Alarm Holdup	2
Alarm Local	13
Animal – Humane	2
Arson Fire.....	1
Assault – Family	1
Burglary Motor Vehicle.....	1
Burglary – Other	2
Compliance Check	1
Criminal Mischief	1
Discharge Firearms.....	1
Disturbance Family	1
Disturbance Loud Noise	7
Disturbance Other.....	2
Domestic Prevent	3
Forgery	1
Fraudulent Use ID.....	1
Information Call	3
Meet the Citizen	8
Mental Health Call.....	1
Sex Offender Verification.....	4
Suspicious Person.....	2
Terroristic Threat	1
Theft – Other	2
Traffic Hazard.....	1
Traffic Stop.....	78
Unknown Medical Emergency	5
Vacation Watch.....	9
Vehicle Abandoned.....	4
Vehicle Stickered	2
Vehicle Suspicious	6
Welfare Check	2

Note: This report was produced by the Harris County Sheriff's Office and contains raw data subject to change as cases are investigated and reclassified. Editor edited

June Yards of the Month

Photos courtesy of Ryan and Royale Jockers.

3103 Climbing Branch Court



3303 Teawick



3315 Aspen Bend



15102 Walters



15718 Misty Hollow



CONGRATULATIONS!

Teen Job Seekers

If you're looking for a responsible teen to watch your child, house, pet, or to do some yard work or power washing, look no further! These teens live in your neighborhood and have references from your neighbors:

Please Note: Law enforcement agencies advise that publishing children's contact information on the Internet compromises their security. For this reason, the teenage job seekers list has been omitted from the online version of your newsletter.

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