

White Oak Springs

Newsletter

January, 2023



**Hello White Oak Springs Neighbors  
May you have a happy and prosperous New Year!**

## Your 2023 Board Members:

White Oak Springs – HOA Board Members 2022-2023



Marie Godard  
President



Aldo Garcia  
Vice-President/Treasurer



Ronda Shepherd  
Secretary



Eugene Watkins  
Sr. Director

✉: [WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com)  
[WWW.WHITEOAKSPRINGSHOA.COM](http://WWW.WHITEOAKSPRINGSHOA.COM)

## WOS Architectural Control Committee:

Marie Godard, Samuel (Eugene) Watkins, Erika Pena-Valdez, Aldo Garcia, Robert (Bob) Napieralski

To Contact the board:  
[WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com)

Website:  
[WWW.WHITEOAKSPRINGSHOA.COM](http://WWW.WHITEOAKSPRINGSHOA.COM)



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*Flock Safety*

## Important Numbers:

Action Property Management, Inc  
11118 Cypress North Houston Road  
Houston, TX 77065  
Phone: 713.686.4692  
Email: [apm@actionproperty.net](mailto:apm@actionproperty.net)

Non-Emergency Sheriff  
Phone: 713-221-6000, option #6  
Please phone the non-emergency number for legal complaints such as parking issues, vandalism, suspicious characters.

# Community Meetings

Please consider joining us at our Quarterly Community Meetings!

We discuss important information that is a concern to your neighborhood and we need your opinions and support!

Located at the Cypress VFW Post 8905  
21902 NW Freeway

Meeting sign ins are at 6:30 pm and the meetings start promptly at 7:00 pm

\*Meeting dates:

January 18<sup>th</sup>

April 19<sup>th</sup>

July 19

October 26<sup>th</sup>

\*The above dates are subject to change depending on weather events or other unknown conditions that may cause the meeting to be rescheduled.

## Important Reminders:

- The 2023 WOS assessments are due Jan 1<sup>st</sup> (\$635.00). Late fees and interest charges will be applied after the 31<sup>st</sup>. Anything due after the 31<sup>st</sup> will be considered delinquent. Pay online at [www.actionproperty.net](http://www.actionproperty.net) or [www.whiteoakspringshoa.com](http://www.whiteoakspringshoa.com) under Pay Fees Online.
- Time to vote! There is a proposed amendment to the bylaws regarding short term property leasing. Please see page 3 for more information. We need your vote!

## Resident Owned and Local Businesses



Weng's Express  
10807 Huffmeister Rd, Houston, TX, 77065

☎ 346 314-4110

Schedule

### Business Hours

Sun 10:30 - 21:00  
Mon 10:30 - 21:00  
Tue 10:30 - 21:00  
Wed 10:30 - 21:00  
Thu 10:30 - 21:00  
Fri 10:30 - 21:00  
Sat 10:30 - 21:00



  
**the SCHOELLKOPF co.**  
PROPERTIES

  
REALTOR  
**BROKER LIC.**  
#0157659

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- Want to know how much your home is worth today? Give us a call, we'd love to help you.

\*\*\* See Advertisement on the website at  
[www.whiteoakspringshoa.com/local-businesses](http://www.whiteoakspringshoa.com/local-businesses) \*\*\*



# Proposed Amendment to Bylaws Concerning Short Term Rentals



**White Oak Spring homeowners – this is your  
chance to vote**

Attention all homeowners. An amendment to our CCRs was sent to you with your 2023 assessment invoice. Please review the next pages for the proposed Amendment in its entirety. Basically, 1 year or more rentals or leases will continue as normal, but short-term leasing for weekends, overnight will not be allowed. (Examples of these are Bed & Breakfast, AirBnB)

This is your choice and your chance to voice your vote on these proposed Amendment Updates.

Just cast your vote on the form below and send it to Action Property Management as notice in the Ballot form below. Thank you for reviewing, and make sure to vote.



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Please sign and return this Ballot by 1/31/2023 Check Below to Vote For or Against the Proposed Updates

Mail: Action Property Mgmt: 11118 Cypress N Houston Rd, Houston, TX 77065 OR Email: [APM@actionproperty.net](mailto:APM@actionproperty.net)

I am over the age of 18 and an owner of the property listed below in the White Oak Springs subdivision.

I vote \_\_\_ FOR or \_\_\_ AGAINST adding the above updates to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WHITE OAK SPRINGS.

Name (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Today's Date: \_\_\_\_\_



AMENDMENT TO  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
WHITE OAK SPRINGS

By instrument entitled "Declaration of Covenants, Conditions and Restrictions for WHITE OAK SPRINGS," dated September 24, 1999, recorded under Clerk's No. 528-68-2709, *et seq.*, of the Official Public Records of Real Property of Harris County, Texas on October 19, 1999, Gehan Homes, Ltd., a Texas limited partnership, imposed certain covenants, conditions and restrictions on the property described therein. This instrument is referred to herein as the "Declaration."

The Declaration also established the White Oak Springs Homeowners Association, Inc., a Texas nonprofit corporation (the "Association").

The Declaration provides at Article XII, Section 12.06, that it may be amended at any time by an instrument executed by then Owners who represent seventy-five percent (75%) of the lots covered by the Declaration. However, Section 209.0041(h) of the Texas Property Code overrides the Declaration, stating that the Declaration may be amended only by a vote of sixty-seven percent (67%) of the total votes allocated to property owners. This amendment is effective upon filing with the real property records of Harris County, Texas.

The Owners of sixty-seven percent (67%) of the lots covered by the Declaration voted to approve this amendment at a duly noticed and properly held meeting of members on \_\_\_\_\_, 2022. Based on this approval, Section 2.01 of the Declaration is amended and it shall henceforth be and read as follows, to-wit:

Section 2.01 Single-Family Residential Purposes and Leasing Restrictions.

(a) The Lots and Units shall be used for single-family residential purposes only. No structure shall be erected or permitted to remain on any Lot on the Land other than the Unit. No building or other improvements at any time situated on any Lot shall be used for any business, commercial, amusement, hospital, sanitarium, school, clubhouse, religious, charitable, philanthropic or manufacturing purposes, or as a professional office, and no billboards or advertising signs of any kind shall be erected or displayed thereon, except such signs as are permitted elsewhere in these Covenants. No building or other improvements situated on any Lot shall be rented or leased separately from the rental or lease of the entire Lot and no part of any such building shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation. Sub-leasing of homes, in whole or in part, whether disclosed or undisclosed, is prohibited;

(b) No dwelling may be used for Airbnb, VRBO (or similar) or other short term



leasing purposes and no dwelling or any part of the Lot, may be leased for a duration of less than one (1) year (hereinafter referred to as "Short Term Leasing"). No lease shall be granted or allowed of any portion of the Lot that is less than the entire Lot, including, but not limited to, the front yard, back yard, any swimming pool or other amenity, or any outbuilding. In addition, Short Term Leasing will be considered a business and commercial use of the Lot and is stipulated to be a violation of these restrictions and such violation shall subject the Owner to an initial fine of \$350 dollars, plus an additional fine of \$200 per day. Such fine shall be in addition to all other legal remedies available to the Association for the enforcement these restrictions. No structure other than one (1) single family residence and its approved outbuildings shall be constructed, placed on, or permitted to remain on any Lot. The use of any Lot for duplex houses, garage apartments for rental purposes, apartment houses, or mobile homes is specifically prohibited;

(c) Every lease shall be, and shall specifically state in the writing in the lease, that the lease is (i) subject in all respects to all the terms and provisions of the Declaration, By-Laws and Regulations (the "Governing Documents"), and the lessee(s) agree to abide and be bound by the provisions thereof; and (ii) that any violation of the Governing Documents shall be a default under the lease and grounds for immediate termination of the lease and eviction of lessee(s) by lessor(s) or by the Association;

(d) Leases may be subject to such reasonable terms and provisions as required by the Board of Directors and the Owner is responsible for ensuring that all residents/occupants of each home comply with all requirements of this policy. Failure by the Owner to comply with this policy will subject the Owner to fines as provided for in these rules;

(e) Leases may not violate any of the Governing Documents or any State or Federal laws and all leases must state that compliance with the Governing Documents is mandatory, and must authorize enforcement by the Association;

(f) All leases must state the Association also has the right to pursue legal action with the tenant, including eviction of the tenant from the premises for breach of the Governing Documents.

(g) Owners must provide the following information to the Association when initiating a lease:

(i) A blank copy of the lease form utilized by the Owner for the lease;

(ii) Contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the subdivision under a lease;

(iii) The commencement date and term of the lease.

APPROVED AND ADOPTED on the date above indicated by the Owners of 67% of the lots covered by the Declaration as certified below by the Secretary of the Association.

WHITE OAK SPRINGS HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned, on this day personally appeared \_\_\_\_\_, Secretary of the White Oak Springs Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that \_\_\_he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



'22 JULY							AUGUST							SEPTEMBER							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2		1	2	3	4	5	6				1	2	3							1	
3	4	5	6	7	8	9	7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8
10	11	12	13	14	15	16	14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15
17	18	19	20	21	22	23	21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22
24	25	26	27	28	29	30	28	29	30	31	25	26	27	28	29	30	23	24	25	26	27	28	29				
31																			30	31							

NOVEMBER							DECEMBER							'23 JANUARY							FEBRUARY								
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S		
				1	2	3	4	5					1	2	3	1	2	3	4	5	6	7				1	2	3	4
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	5	6	7	8	9	10	11		
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	12	13	14	15	16	17	18		
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	19	20	21	22	23	24	25		
27	28	29	30				25	26	27	28	29	30	31	29	30	31	26	27	28										

MARCH							APRIL							MAY							JUNE									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
				1	2	3	4						1		1	2	3	4	5	6					1	2	3			
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10			
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17			
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24			
26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31	25	26	27	28	29	30							

### IMPORTANT DATES

Aug. 8-19	Professional Days
Aug. 22	First Day of School
Sept. 5	Student/Staff Holiday
Sept. 26	Teacher Work Day/School Closure Make-up Day (Student Holiday)
Oct. 24	Teacher Work Day/School Closure Make-up Day (Student Holiday)
Nov. 7-8	Professional Days
Nov. 21-25	Student/Staff Holiday
Dec. 19-30	Student/Staff Holiday
Jan. 2	Professional Day
Jan. 13	Teacher Work Day/School Closure Make-up Day (Student Holiday)
Jan. 16	Student/Staff Holiday
Feb. 17	Teacher Work Day/School Closure Make-up Day (Student Holiday)
Feb. 20	Professional Day/Inclement Weather Day
March 13-17	Student/Staff Holiday
April 7	Student/Staff Holiday
April 10	Teacher Work Day/School Closure Make-up Day (Student Holiday)
May 25	Last Day of School
May 26	Professional Day/Inclement Weather Day

### GRADING PERIODS

Elementary	Secondary
Aug. 22 - Oct. 21	Aug. 22 - Oct. 14
Oct. 25 - Jan. 12	Oct. 17 - Dec. 16
Jan. 17 - March 24	Jan. 3 - March 10
March 27 - May 25	March 20 - May 25

### ACCESS

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### LEGEND

- Student/Staff Holiday
- Professional Day (Student Holiday)
- First and Last Days of School
- ⬡ Inclement Weather Day
- ★ Teacher Work Day/School Closure Make-up Day (Student Holiday)

**\*School Calendar contributed by a resident\***



# ~Yard of the Month~

October:  
Keziban and Mehmet  
Sevinc



November:  
Alice and Michael  
Cordova



December:  
Julia and Jamie  
Lynn







# HALLOWEEN IN WHITE OAK SPRINGS





# We need you! Volunteer!

We need your help! Our White Oak Springs newsletter has been distributed since early 2018 and continues to be one of our ways to communicate to our residents for:

- New Releases
- HOA Board Members
- Upcoming Events
- Important Information for WOS Residents
- Yard of the Month Winners

We need volunteers to help with the following:

- Articles, Topics, stories for the Newsletter
- Picture taking
- Reviewing design before print
- Delivery or distributing door-to-door



This is a great opportunity to volunteer in your own community, unite our neighbors, and help make a difference for all our neighbors.

Our volunteers are the heart and soul of our Neighborhood and help our community continue to thrive!

Email us at [WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com) to become a volunteer in White Oak Springs.







*Christmas Decoration  
Contest Winners*



2023



*10807 White  
Oak Falls Ct*



*10818 White  
Oak Point Ct*



*10814 White  
Oak Point Ct*



*Special THANK YOU to our resident judges!*



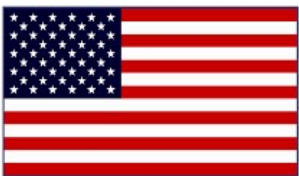
## Flock Safety – Updates for Residents

- Residents may now request “Search” access to our cameras
- Residents may now add/update the license plates on the Safelist. Allow or Block Footage Captures of your vehicles.

### What To Do?

- Go to our Website at [www.whiteoakspringshoa.com](http://www.whiteoakspringshoa.com)
- Scroll near the bottom of the HOME tab
- Fill in the “Send Comments” section with”
  - First and Last Name
  - Address
  - Email
  - Phone
  - Message Request Camera Access
- You will receive an email with a URL Link
  - to the Flock Safelist to update your license plate information
  - to the Camera Search

There are many tutorials on “How to Use” available from the main flock safelist website, but doing the searches are very simple, as well as updating the safelist.



## Important Dates

Feb 14<sup>th</sup>: Valentine’s day

Feb 20<sup>th</sup>: Presidents

May 17<sup>th</sup>: St Patrick’s Day

April 9<sup>th</sup>: Easter Sunday

