

# White Oak Springs



July  
2024 Financials

**White Oak Springs  
Homeowner's Association  
Held at VFW  
21902 NW Freeway, Cypress, Texas 77429  
Wednesday, August 21, 2024**

1. Sign-in 6:30pm
  2. Meeting starts at 7:00pm (once Quorum is met)
  3. Introduce Board & APM Representative
  4. Approve April 17, 2024 meeting minutes – Community Meeting notes from Board Member
  5. Financial Report from APM/Treasurer –
    - a. Update on 501c process
    - b. CD (Certificate of Deposit) for both accounts**
  6. Old Business
    - a. Sidewalk repair – in progress
    - b. Texas Pride – July 2024 increase**
    - c. Crime Awareness – playground with homeless**
    - d. Street Light upgrade – End of August projected
  7. New Business
    - a. APM moved to new location – 11078 Regency Green Dr 77429
    - b. New mulch for playground – Adventure Play EWF type
    - c. Mold on the front marquee
    - d. Parking on streets, cul-de-sacs and knuckles
    - e. Next Community Meeting – October 23, 2024 – Election Day
1. Homeowner's Open Forum
  2. Raffle Drawing
  3. Adjourn Meeting

**White Oak Springs Homeowners Association**  
**2023 Annual Meeting of the Members**  
**April 17, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, April 17, 2024 at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

**1) Quorum/Call to Order:**

A quorum was not established at 7:00 pm so the meeting was delayed for 5 minutes. After 5 minutes a quorum of 9 homeowners was established by attendance. Board President, Aldo Garcia, called the meeting to order at 7:05 pm.

Board of Directors Present:

Aldo Garcia, President  
Eugene Watkins, Vice President  
Marie Godard, Treasurer  
Ronda Shepherd, Secretary  
Henry Hernandez, Director

Absent

None

Community Manager:

Lee Waldheim was present from Action Property Management (APM)

**2) Introductions**

Introductions of the board and APM representative by Aldo Garcia.

**3) Minutes**

Aldo Garcia reviewed the minutes from January 24<sup>th</sup>, 2024 and they were approved by Ronda Shepherd, Treasurer.

**4) Financial Report**

- Marie Godard provided a briefing of the financial standing for March ending 2024. This included the total amount of \$149,99.84 broken down as follows:

Operating account: \$36,819.05

FCB CD 5% 6 month: \$50,000.00

FCB CD 4.75% 1 year: \$9,000.00

FCB CD 4.75% 9 month: \$9,000.00

FCB CD 4.75% 6 month: \$9,000.00

FCB CD 4.75% 3 month: \$9,000.00

Cab Bank Reserves: \$27,100.79

- Marie explained about buying the FCB CD's and how the community will be making extra money:
- Marie explained the 501C process (tax exempt status) is in process and paperwork will be completed soon. This should save the neighborhood 6-8k in taxes per year.
- Marie then discussed the trash suspension process for unpaid assessments and corresponding late fees.

#### 5) Old Business, Aldo Garcia, Marie Godard and Henry Hernandez

- Maintenance:
  - Sidewalk repair: Marie contacted Harris county and started the progress of replacing some of the sidewalks to make them ADA compliant.
  - Marque electrical outlets: Henry and the electrician repaired.
  - Marque lights: Henry installed some brackets that secured and should stop the theft of lights.
  - Playground lights: Henry worked with electrician and installed Led playground lights to deter people from sleeping in the area.
  - LED streetlights: On waiting list.
  - Playground specific maintenance: Henry and Aldo worked on greasing up the super spinner, Aldo checked for loose bolts and Eugene fixed the outside edging by hammering down pins that had come up.
  - Cleaning of signs: Marie cleaned the neighborhood entrance signs and Ronda did the ones along the walking trail.
- Request to ban fireworks and enact a noise ordinance as requested by a home owner: This was discussed during a board meeting and decision was for the board not to take any farther action. The homeowner was informed that 66% vote was needed to modify the CCRs and the homeowner was free to get volunteers and signatures. The homeowner was also informed they could go to the count and see what can be done from their end.
- Images were shown on the TV of the playground maintenance.

#### 6) New Business

- Texas Pride increase: Aldo explained that the trash company, Texas Pride, asked for an extra fuel fee and the board rejected it. The contract is coming up in June and a large increase is estimated, changing from about \$16 to \$24 per household per month (\$96 increase to assessment). Estimates from other trash companies that serve our area will be gathered before making decision to sign another contract. Decision will be presented in the July community meeting.
- MUD 248 news:
  - Marie presented some images of the culverts around the ponds in White Oak Springs and White Oak Falls. The project was paid for by MUD 248 budget (approx. \$120k).

- Weiser Business park: Marie presented a layout of the next phase of the Weiser business park.
- Water bill change: On April 1<sup>st</sup>, all the water bill accounts were changed. Some homeowners mistakenly received a cut off notice with a balance of \$0. Contact the water department (contact number on back of bill) for your new account number before paying and to discuss any other issues. In May, the bills should be corrected and will now be a full page instead of a card. You will also be able to pay online with the new account number.
- Neighborhood beautification: Flowers and mulching done in the front entrance by Ronda and the lawn company.
- Crime awareness: Aldo covered the following crime awareness points:
  - No trespassing signs installed on each side of the playground fence to deter non-residents from entering and sleeping in the area. This will also enable the police to issue tickets for trespassing.
  - Barrels were spotted in the 7-11 parking lot marked as hazardous. The owner was contacted and they explained they were from cleaning the pumps and that the chemical was stored properly and they would be picked up soon.
  - Several bikes have been found around the walking trails and have been picked up and disposed of by a homeowner.
  - Playground trash has been left by non-residents inside the playground, picked up by a board member.
  - The board talked to the surround businesses about the homeless problem and they are also having issues with vandalism and usage of outlets to plug in phones. They have been given a copy of our newsletter and told to call the non-emergency number located on the front.
  - Peeping tom: There was a man peeping into a fence watching young ladies swimming in a pool. This was caught by a home owners' camera.
  - One specific group of homeless seem to be coming back to the area, consisting of a man and 3 women. If seen, please call the non-emergency line.
  - Reminder for residents to help call the non-emergency line if they see anything suspicious. They can remain anonymous and/or ask for a call back by the police for the result. Residents also have the option to contact the board with the board email or the remind app and the board will call it in.
- CCR violation letters: Lee Waldheim gave the following information on violation letters:
  - For a violation, a printed letter will be mailed to the owner. If the house is rented, a letter will be sent to the owner and may also be sent to the resident at the HOA's Boards request.
  - After approximately 30 days, a second letter will be sent if the issue is not corrected. A certified letter will also be sent.

- After approximately 30 days, a third letter will be sent and the account will be fined \$25 and every 30 days after that, another letter will be sent and another fine will be applied if not corrected.
- Once this issue is corrected, the time line for rollover is 6 months. After that the process will be restarted with a printed letter.
- Homeowner has the option to call APM and discuss the violation with them. If requested, APM will send pictures of the violation.
- Violations can be called into APM by residents for inspection. If the resident sends in a picture and time of violation, APM will send a letter and will be inspected next time around.
- Images were shown on the TV for MUD 248 news, neighborhood beatification and crime awareness.

### **7) Open forum**

- A home owner stated that they were receiving letters that were not their violations and they felt that the violation wasn't legal. Lee informed the home owner that he could call the office to ask for explanation and pictures of the violation. The home owner asked what would happen if the violation was a mistake in which Lee responded by asking the home owner to call the office for discussion. If it is found to be a mistake, the letter and comments will be removed off the account. Marie stated that arbitration is always an option for complaints and home owners must contact APM to inform they want arbitration and it will be set up. The home owner also asked if APM was qualified to make decisions on CCR violations and Lee replied they know what the CCRs are and have 40 years' experience on handling violations. The home owner was irate and threatened to sue.
- A home owner complained that there was foul language on the side of a light pole near their house. Marie directed them to the CenterPoint website to fill out a complaint and they will come and take care of it. Light poles are not owned or managed by the HOA.

### **8) Raffle**

Raffle winner for the meeting was Alex Saenz.

Aldo Garcia adjourned the meeting at 8:05 pm

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Approved: Board Member, White Oak Springs HOA

Co Pd 7  
Co Yr 2024

WHITE OAK SPRINGS  
Monthly Summary  
For the month of July  
Year 2024

Description	Amount	Year to Date
MONTHLY INCOME	782.39	93,522.90
TOTAL MONTHLY EXPENSE	5,197.20	46,023.87
NET MONTHLY INCOME (LOSS)	(4,414.81)	47,499.03
TOTAL CASH		135,401.37
ALLIANCE OPS ACCT 9875		0.00
ALLIANCE MM ACT 8686		0.00
FCB OPERATING ACCOUNT		21,364.63
FCB CD 5% 6MO 09-20 1994		50,000.00
FCB CD 4.75% 1YR 0320-25 1997		9,000.00
FCB CD 4.75% 9MO 1220-24 1999		9,000.00
FCB CD 4.75% 6MO 0920-24 2001		9,000.00
FCB CD 4.75% 12MO 0620-25 20		9,108.39
CAB BANK RESERVES		27,928.35

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	<b>** A S S E T S **</b>				
1010	ALLIANCE OPS ACCT 9875	0.00		0.00	
1015	ALLIANCE MM ACT 8686	0.00		0.00	
1020	FCB OPERATING ACCOUNT		4,438.89	21,364.63	
1030	FCB CD 5% 6MO 09-20 1994	0.00		50,000.00	
1040	FCB CD 4.75% 1YR 0320-25 1997	0.00		9,000.00	
1041	FCB CD 4.75% 9MO 1220-24 1999	0.00		9,000.00	
1042	FCB CD 4.75% 6MO 0920-24 2001	0.00		9,000.00	
1043	FCB CD 4.75% 12MO 0620-25 20	0.00		9,108.39	
1050	CAB BANK RESERVES	207.08		27,928.35	
	<b>** L I A B I L I T I E S **</b>				
2010	Accounts Payable		0.00		48.70
2011	Unapplied Payments		183.00		1,734.65
2012	Refund for Over Payment		0.00		-201.74
2013	Assessment Pre-Payments		0.00		0.00
	<b>** C A P I T A L **</b>				
3110	Retained Earnings		0.00		86,320.73
	<b>** I N C O M E **</b>				
4012	2022 Assessment Income		0.00		0.00
4013	2023 Assessment income		0.00		236.25
4014	2024 Assessment Income		470.43		88,925.35
4020	Interest & Penalty Income		114.36		993.04
4030	Collection Fees Reimbursement		0.00		325.00
4040	D/R Enforcement Income		0.00		525.00
4050	Payment Plan Income		85.00		105.00
4060	Legal Fee Reimbursement		104.48		2,213.61
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		8.12		199.65
4090	Miscellaneous Income		0.00		0.00
	<b>** E X P E N S E S **</b>				
6110	Landscape Contract	700.00		4,900.00	
6120	Landscape Extras	0.00		3,039.24	
6130	Irrigation Repairs	0.00		570.00	
6140	Signage and Fence Repair	0.00		0.00	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	0.00		758.87	
6210	Electricity	752.59		5,056.27	
6220	Trash Service	2,237.24		15,660.68	
6230	Water	93.52		759.01	
6240	Cameras	0.00		4,320.00	
6250	Website	0.00		617.43	
6260	Storage	102.00		674.00	
6310	Management Contract	736.87		5,158.09	
6320	Management Extras	0.00		0.00	
6330	Postage	83.68		566.30	
6340	Copies	21.56		363.27	
6350	Collection Expense	0.00		279.00	
6360	Deed Restrictions Expense	100.00		229.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		34.16	
6390	Meeting Expense	0.00		100.00	
6410	Legal Corporate	133.75		133.75	
6420	Legal Billable	187.27		718.63	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	0.00		0.00	
6610	Tax Return - Permits	0.00		0.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		2.90	
6640	Committee Expense	48.72		2,073.27	
6670	Bank Charges	0.00		10.00	
6680	General Reserve	0.00		0.00	
<b>B a l a n c e</b>		<b>5,404.28</b>	<b>5,404.28</b>	<b>181,425.24</b>	<b>181,425.24</b>



WHITE OAK SPRINGS  
 Income Statement  
 For the month of July  
 Year 2024

Account No	Description	Current Period	Y-T-D Balance	Year Budget
<b>** I N C O M E **</b>				
4012	2022 Assessment Income	0.00	0.00	0.00
4013	2023 Assessment income	0.00	236.25	100.00
4014	2024 Assessment Income	470.43	88,925.35	88,225.00
4020	Interest & Penalty Income	114.36	993.04	439.00
4030	Collection Fees Reimbursement	0.00	325.00	150.00
4040	D/R Enforcement Income	0.00	525.00	400.00
4050	Payment Plan Income	85.00	105.00	50.00
4060	Legal Fee Reimbursement	104.48	2,213.61	800.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	8.12	199.65	200.00
4090	Miscellaneous Income	0.00	0.00	0.00
	<b>TOTAL INCOME</b>	<b>782.39</b>	<b>93,522.90</b>	<b>90,364.00</b>
<b>** E X P E N S E S **</b>				
<b>** MAINTENANCE **</b>				
6110	Landscape Contract	700.00	4,900.00	8,400.00
6120	Landscape Extras	0.00	3,039.24	3,500.00
6130	Irrigation Repairs	0.00	570.00	1,000.00
6140	Signage and Fence Repair	0.00	0.00	1,000.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	0.00	758.87	500.00
	<b>TOTAL MAINTENANCE</b>	<b>700.00</b>	<b>9,268.11</b>	<b>14,550.00</b>
<b>** UTILITIES **</b>				
6210	Electricity	752.59	5,056.27	8,700.00
6220	Trash Service	2,237.24	15,660.68	36,000.00
6230	Water	93.52	759.01	3,000.00
6240	Cameras	0.00	4,320.00	6,495.00
6250	Website	0.00	617.43	400.00
6260	Storage	102.00	674.00	1,050.00
	<b>TOTAL UTILITIES</b>	<b>3,185.35</b>	<b>27,087.39</b>	<b>55,645.00</b>
<b>** ADMINISTRATIVE **</b>				
6310	Management Contract	736.87	5,158.09	8,850.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	83.68	566.30	1,400.00
6340	Copies	21.56	363.27	500.00
6350	Collection Expense	0.00	279.00	250.00
6360	Deed Restrictions Expense	100.00	229.00	550.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	34.16	50.00
6390	Meeting Expense	0.00	100.00	200.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>942.11</b>	<b>6,729.82</b>	<b>12,100.00</b>
<b>** LEGAL **</b>				
6410	Legal Corporate	133.75	133.75	250.00
6420	Legal Billable	187.27	718.63	1,500.00
	<b>TOTAL LEGAL</b>	<b>321.02</b>	<b>852.38</b>	<b>1,750.00</b>
<b>** INSURANCE **</b>				
6510	Insurance D & O	0.00	0.00	1,400.00
6520	Insurance Genl Liab Pkge	0.00	0.00	4,000.00
	<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>5,400.00</b>
<b>** OTHER EXPENSES **</b>				
6610	Tax Return - Permits	0.00	0.00	250.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	0.00	2.90	17.00
6640	Committee Expense	48.72	2,073.27	550.00
6670	Bank Charges	0.00	10.00	100.00
6680	General Reserve	0.00	0.00	0.00
	<b>TOTAL OTHER EXPENSES</b>	<b>48.72</b>	<b>2,086.17</b>	<b>919.00</b>
	<b>TOTAL EXPENSES</b>	<b>5,197.20</b>	<b>46,023.87</b>	<b>90,364.00</b>

07/31/24  
Co. Pd 7  
Co. Year 2024

WHITE OAK SPRINGS  
Income Statement  
For the month of July  
Year 2024

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(4,414.81)	47,499.03	0.00