

# WHITE OAK SPRINGS

October 2024

## Your 2024 Board Members:

White Oak Springs – HOA Board Members 2023-2024



Aldo Garcia  
President



Eugene Watkins  
Vice-President



Ronda Shepherd  
Secretary



Marie Godard  
Treasurer



Henry Hernandez  
Director

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

### WOS Architectural Control Committee:

Marie Godard, Erika Pena-Valdez, Aldo Garcia,  
Robert (Bob) Napieralski and Ronda Shepherd

### Important Contacts:

To contact the board:

[WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com)

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



### Action Property Management:

11078 Regency Green Drive  **New Address!**

Cypress, TX 77429

Phone: 713-686-4692

Email: [apm@actionproperty.net](mailto:apm@actionproperty.net)

Non-Emergency Sherriff for legal complaints  
such as parking issues, vandalism, suspicious  
characters, excessive noise.

713-221-6000, Option #1

For emergencies dial 911.

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Its fall y'all! Time to get out and  
enjoy the cooler weather and say  
good bye to the humidity!

Things to do in the fall:

Visit a pumpkin patch

Attend a football game

Go camping

Attend an Octoberfest

See fall foliage

Texas Renaissance Festival

Visit a haunted house

Hang fall decorations

And who can forget the

pumpkin spice!

# Important Reminders

As of July 1<sup>st</sup>, Action Property Management has moved to a new address: 11078 Regency Green Drive, Cypress, TX 77429

We have GREAT NEWS! Our assessment will not be changing this year, it will remain at **\$635.00**. The board treasurer and APM have completed the budget for 2025 and we will be able to cover all the bills and reserves for repairs and maintenance. Thank you, Marie Godard, for working on this with APM!

**We will have two decorating contests here in the next few months.** One for the best Halloween decorations and one for the best Christmas decoration. So, get to decorating, there may be a prize for you! If anyone wants to volunteer to judge any of these, please let the board know! The prizes this year will be \$25 gift card for third place, a \$50 gift card for second place, and \$100 gift card for the best of the best.

Cy-fair School transportation for WOS has changed. Previously the children have been having to walk to school but they are now sending school buses. The bus is 6341 and it stops at the front of the subdivision and at the Gentry and Hemwick intersection. Please be watchful in the mornings and afternoons of children walking home from these areas.

Don't forget to VOTE! There are two big elections this year. As we all know, one is the presidential election. Its very important to educate yourself and do the research before you make that big decision. One good research tool is YouTube! Watch the actual speeches from the candidates to understand what their polices are.

The second is big election is for two positions on the WOS HOA board. Watch the mail for your ballots and the chance to volunteer to be on the ballot and be elected for a position on the board.



# White Oak Springs bank changes and how it affects you

Citibank is a lot more difficult to work with as an HOA and there have been issues with asking for support from the bank. New Alliance Association Bank is more designed for HOA's, and the support is much better, interest and CD rates are also much better for HOA's. We will start paying our bills from the Alliance Association bank account in October 2024, and are expected to be 100% moved once our last CD maturity date.

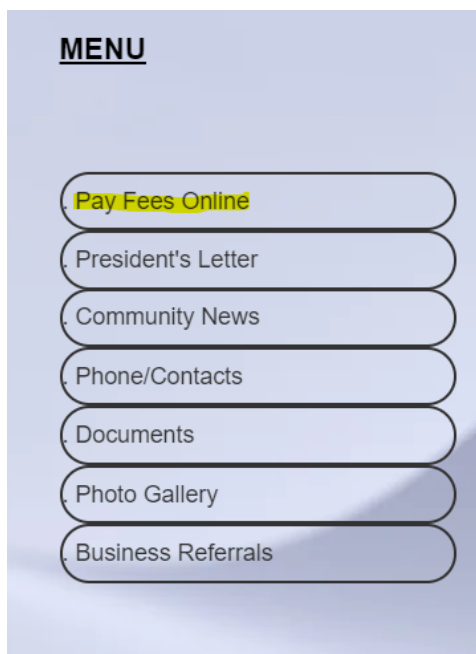
You will still be able to pay your fees online. You go to our website [www.whiteoakspringshoa.com](http://www.whiteoakspringshoa.com) and click "pay fees" on the left. The online webpage form looks the same, but when pressing the "Here" button to make your online payment, you will be taken to the Alliance Association Bank payment webpage.

You can go directly to the bank payment webpage by following this link:

<https://pay.allianceassociationbank.com/Home>

Once you get to the bill pay page at Alliance Bank, scroll down to the [One Time Payment] section where you can select either the option to pay by eCheck or Debit/Credit, but BEWARE, that payments may take up to 4 business days to process and post to your account, so be sure to pay in advance to avoid late charges and interest fees:

- eCheck Payment, which is at no charge, but must be received by 4pm Pacific to begin processing today. Payments received after the cutoff may take up to 4 business days to be completed if the payment date falls on a weekend or holiday.
- In most cases, payments are processed within 1-2 business days.
- Debit/Credit Card Payment which a fee will be applied to the payment, and it will take up to 4 business days to process and post to your account.



## One Time Payment

To make one-time payment, please make sure you have the information below available:

- Management Company ID
- Association ID
- Property Account Number

**eCheck Payment**

**Debit/Credit Card Payment**

*eCheck payments must be received by 4:00 PM Pacific to begin processing today.*

*Card payments must be received by 4:00 PM Pacific to begin processing today.*

*Payments received after the cutoff may take up to 4 business days to be completed if the payment date falls on a weekend or holiday.*

*In most cases, payments are processed within 1-2 business days.*

# Final Community meeting for 2024

October 23<sup>rd</sup> is the Annual HOA Meeting for 2024. There will be two positions up for election this year. If you would like volunteer for your HOA and or get on the ballot, please send the board or APM an email and let us know!

**Come early to sign up for our raffle!**



## Special Thank You!

The board would like to thank Henry Hernandez and Aldo Garcia for helping with the recent sprinkler issues. The control panel was old and past its time and there was a leak in the front of the neighborhood. Henry and Aldo worked with our electrician and landscaping company to get it all repaired.



## Local Business Referrals



*Landscapes & Christmas Brothers*  
Commercial & Residential

Contact: Johnny or Kattya  
832-641-1277 / 713-493-9693

JOHNNYFRANCO25@GMAIL.COM  
KATTYAPARADA@GMAIL.COM

Specialized: Landscape | Lawn Maintenance | Irrigation | Power Wash | Gutter Clean | Holiday And more!

*Landscapes & Christmas Brothers*

EXTERIOR & INTERIOR HOLIDAY DÉCOR

COMMERCIAL & RESIDENTIAL

CHRISTMAS TREES, WREATHS, GARLAND, SPRAYS AND GLITTER BOWS

INCANDESCENT, LED & MULTICOLOR

DIWALI, EVENTS, HOLIDAYS AND MORE

**Alex Townsend**  
REALTOR®



NextHome Realty Center  
14106 Mueschke Road #140  
Cypress, TX 77433  
832-419-6237 CELL  
281-746-3360 DIRECT  
832-720-8600 OFFICE  
Info@Alexsoldit.com  
Lic. # 695649

Each office is independently owned and operated



**LANDSCAPING SERVICES**

- Grass Cutting
- Mulching
- Trimming
- Sprinkler System
- Tree Services
- Tree Cutting
- Pruning
- Fence
- Planting
- Pressure Washing

Tree Trimming-Sprinkler System installation & Repair

**Roberto Correa**  
832-756-6474

## An Expert-Approved Guide to Respectfully Communicating with Noisy Neighbors

1. Approach your neighbor in person.
2. Offer a solution.
3. Humanize the situation.
4. Check out neighborhood guidelines.
5. Don't approach your neighbor with a group of people.
6. Take further steps only when necessary.



If you see something, say something (you will remain anonymous)

Several homeowners complain about their neighbor's yard or vehicle parking, but will not take a picture or report them to APM. By doing so, you are encouraging the problem, not to mention that you are also lowering/driving the value of your house, or discouraging home buyers from buying your home when you wish to sell it.

There are two ways to report the issue, either way you will remain anonymous:

- Email the management company, [apm@actionproperty.net](mailto:apm@actionproperty.net)
- Email the board, [WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com).

## Crime Awareness Corner

[www.whiteoakspringshoa.com/crimeawarenesscorner](http://www.whiteoakspringshoa.com/crimeawarenesscorner)

The HOA Board would like to keep residents in White Oak Springs aware of recent crimes by including this "Crime Awareness Corner" in our Newsletter and on our website. If you are a victim of a crime and would like it to be included in our next letter for awareness to other residents, please email the HOA Board at [WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com).



The great news is we have "gnome" crime to report for this quarter.

## Flock Safety Camera Access:

Homeowners can now enter their own license plates on the safelist, as well as do searches on vehicles entering our entrances.

Here is the link to request the access to Flock Safety, or email at [Woshoaboard@gmail.com](mailto:Woshoaboard@gmail.com).

Signup link: <https://users.flocksafety.com/resident/register/fc7dd9a1-b1fe-4d01-8ace-109552225fd2> (this newsletter is on our website so you can copy and paste this link)

When you get the safelist form, make sure to enter each license plate, and check the checkbox "Remove my vehicles from footage" at the bottom of the form, just above the [SAVE] button.

Below is a snippet of Marie Godard's as an example so you can see what needs to be filled in on the form.

### White Oak Springs (TX) Safelist

**Street Address**

10846 White Oak Point Ct

**License Plate(s)**

4GX138 x 4382L79 x MBW2796 x SYB9891 x

\*\*\*Please type your license plate(s) and press the enter or return key after each one until you see a gray box around it\*\*\*

Remove my vehicles from footage

Save



## We need your help!

White Oak Springs volunteers are very important to our community. They make decisions on the budget, architecture requests, plan our activities and many other things. Volunteering is not only rewarding to you but to the neighborhood as well.

We are in desperate need for the following:

- **Board Members:** The board has two positions coming up for 2025-2026. If you are interested in helping the board make important decisions about our neighborhood, please email APM ([apm@actionproperty.net](mailto:apm@actionproperty.net)) or the HOA board ([WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com)) to let us know.
- We need more attendance at the HOA meetings. This is the best way to get news about the neighborhood meet your neighbors. If you have a complaint or concern, this is the best way to communicate it to the board. We also have a raffle every meeting so you may walk away a winner (after already being a winner by coming!)
- **We need volunteers to help with fall activities including the Christmas celebrations. Last year was a big hit with fun things to do with the kids and even Santa showed up! Volunteers will help plan activities but you won't be alone, as the board will help!**
- **The ACC committee:** This committee makes decisions on the home improvement requests that residents must send in before making changes on their property. The committee members review the request and make sure it's following the Covenant, Conditions and Restrictions of the neighborhood. By the way, the CCR's can be found on the community website located at [WWW.WHITEOAKSPRINGSHOA.COM](http://WWW.WHITEOAKSPRINGSHOA.COM)
- **Community maintenance:** We are always in need of anyone that can help with community maintenance. That includes keeping an eye on the areas up front including the playground. Occasionally we have issues with the sprinklers, playground area, etc. This normally will need a member of the community getting involved to fix anything that needs fixing. If it's a big job we need quotes for the board to approve to get it fixed.



# Precinct 3 Bus Program

Created in 1989 with a single 15-passenger van, Precinct 3's Bus Program has grown to a fleet of 19 buses that provides opportunities for senior organizations and community groups to travel and enjoy Harris County and the surrounding areas for free!

## Join us for a scheduled bus trip or volunteer trip

Commissioner Tom S. Ramsey is pleased to offer day trips to Precinct 3 residents ages 50 and older. Specially equipped buses that accommodate wheelchairs and passengers with limited mobility make it possible for all bus trip participants to travel and participate in a variety of events and activities!

Participants receive a detailed itinerary when boarding the bus. A 10-person minimum is required to avoid cancellation of a trip. Lunch stops and restroom breaks are included. Call 832-927-6820 or email [transportation@pct3.hctx.net](mailto:transportation@pct3.hctx.net) for assistance with registration.

## Schedule your own group trip

We accept reservations from any Harris County Precinct 3 organization looking to take a group trip. Church groups, assisted-living communities, the Red Hat Society, and other organizations serving individuals 50 and older can call to schedule a group bus. Reservations are currently being accepted through December 2024. On Tuesday, October 8, 2024, we will begin to take reservations for January through June 2025.

Not part of a group but want to take a trip? Call one of our community centers! Trips include attending Astros games, the Kemah Boardwalk, and seasonal/holiday attractions, just to name a few! Trips may vary from half a day to an all-day excursion.

Please call 832-927-6820 for more information. We would love to serve you!

## Bus trips listed for November:

International Quilt Festival/Houston (1975-Present) - Departing St. Luke's Hospital/The Vintage

International Quilt Festival/Houston (1975-Present) - Departing Humble Civic Center  
Museum of the American G.I. - Departing Champion Forest Baptist Church/Jersey Village  
Madisonville, TX - Departing Tomball HCA

Shop Hop Houston - Departing Humble Civic Center

Baytown, TX Tour - Departing St. Luke's Hospital/The Vintage

National United States Armed Forces Museum - Departing Tomball HCA

Houston Ballet Annual Nutcracker Market - Departing Tomball HCA

Houston Ballet Annual Nutcracker Market - Departing Champion Forest Baptist Church/Jersey Village

Toy Story - Departing Kingwood Library

Houston Museum of Fine Arts - Departing Champion Forest Baptist Church/Jersey Village

Festival of Trees Houston - Departing St. Luke's/The Vintage



As I write this message, my home in Houston is still without power. The last we heard from CenterPoint was they hope to have it back on by Friday, the 19<sup>th</sup>, the longest we have been without power! That leaves me feeling quite powerless (pardon the pun) so I felt a poem was in order:

### Ode to Beryl

We followed the storm and watched every track,  
Knowing once on the coast there was no turning back.

They said not to fret – it's only CAT 1

But Beryl decided to show how it's done.

Winds howled around homes and through trees that day,  
Snapping limbs, felling trees that were in the way.

Then came the inevitable snap and boom  
That pitched a still darkness into every room.

What followed was eerily quiet and mum,  
Replaced shortly thereafter with generators hum.

The temperature climb was seasonally steady  
With heat and humidity always at the ready.

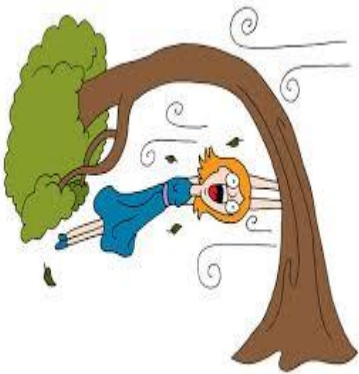
Unexpectedly strong and with a broad span,  
Beryl surprised a host of the meteorological clan.

To get back to normal is hard to restore  
For everyone helped, there seem to be more  
Who continue to hope and watch for a sign  
That their home will be the next one in line.

For those with your power and working AC,  
Don't take for granted how nice it can be.

For those who are still in on the list to be served,  
Stay patient and try to hang on to your nerves.

This too shall pass, they always say  
That would be good news if it happened today!



## How to Grow Grass in Shade | Best Grass for Shade in Texas

Growing grass under trees can certainly be a challenge. The reason is pretty obvious to most grass needs sunshine to thrive. Many varieties even require rather strong and lengthy periods of light.

As beautiful and necessary as trees are, they can provide so much shade that it becomes detrimental to grass growth. Further, they can drain the soil of its moisture and nutrients, leaving very little for the withering grass beneath.

There is good news for Houston property owners. Some varieties of grass that will grow in the shade do exist, and if properly maintained, these types can successfully cover the ground. So, never fear, you can see healthy, gorgeous green grass in your shady areas.

### Getting Grass to Grow in Shady Areas

What grass will grow in shade? Most of the lawn grasses out there require 4-6 hours of direct sunlight to thrive. But some shade-tolerant kinds can grow with only 4 hours, and that light doesn't even have to be full sun, which is encouraging if you're dealing with mostly shady spots in your yard or commercial space. If you've got a minimum of 4-6 hours of filtered or dappled light, you can still see a healthy green natural carpet.

### Tips for How to Get Grass Seed to Grow in Shade

When you're shopping for the best grass seed for Texas shade, you're not only looking for shade-tolerant grasses but also varieties that adapted to your region.

Another tip is to purchase a mix or blend of grass seed. If one variety fails, another type might make it instead. Pay for top-quality blends, because settling for low-grade seed could result in no grass at all. In addition, when growing grass under oak trees and the like, consider removing lower limbs and even pruning interior ones to open up the overhead canopy. In doing so, you'll allow more sunlight to filter through to the ground below. This has the added benefit of providing more air circulation at the center of the trees.

When landscaping under oak trees and other thick canopy varieties in Texas, be sure to water the grass at least once per week during dry spells. Following a regular lawn watering schedule will keep your grass healthy and resilient.

You'll also need to fertilize the grass about three times annually. Trees absorb the majority of soil's nutrients, so your grass will depend on you feeding it to keep it healthy.



*WHITE OAK SPRINGS*  
**HOME IMPROVEMENT REQUEST**

In order to protect each individual homeowner's property value and privacy, it is required for any homeowner or group of homeowners planning improvements or changes to their deeded property (properties), including landscaping, to submit a home improvement request. This request is reviewed by the Architectural Control Committee to ensure compliance with deed restrictions, local statutes, and to protect neighboring homeowners. **If any change is made that has not been approved, the Committee has the right to ask the homeowner to remove the improvement and/or change from the property.** *Your sample, photos, brochures, or drawings must be submitted with this application. If not, this request may automatically be denied and this application will be returned to you.*

Please complete the entire form

Date: \_\_\_\_\_ Owner Name: \_\_\_\_\_

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

Phone Number (HM): \_\_\_\_\_ Work: \_\_\_\_\_

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

NOTE: The Association will not be held responsible for ensuring compliance with restrictions, utility easements, building setbacks, building codes and other restrictions imposed by other local or state governing bodies or companies.

1. Describe in detail the change or improvement requested. (Attach a copy of the plot with any elevation changes.) \_\_\_\_\_  
\_\_\_\_\_

2. Who will perform the actual work? \_\_\_\_\_  
\_\_\_\_\_

3. The change or improvements will be located where?

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Front of House | <input type="checkbox"/> Roof            | <input type="checkbox"/> Back of House |
| <input type="checkbox"/> Patio          | <input type="checkbox"/> Basketball Goal | <input type="checkbox"/> Side of House |
| <input type="checkbox"/> Other          |  |  |

4. ITEM:

Please attach a color sample from the color chart of a chip of the actual paint or stain. The request cannot be approved without them

TYPE/COLOR

- Paint \_\_\_\_\_
- Stain \_\_\_\_\_
- Lumber \_\_\_\_\_
- Brick \_\_\_\_\_

TYPE/COLOR

- Screen \_\_\_\_\_
- Cement \_\_\_\_\_
- Fencing \_\_\_\_\_
- Other \_\_\_\_\_

*WHITE OAK SPRINGS*  
**HOME IMPROVEMENT REQUEST**

By signing below, I understand that the Architectural Control Committee (ACC) has up to thirty (30) days but will act upon this request as quickly as possible and contact me regarding their decision(s). I agree not to begin on the property changes or improvements until the ACC informs me of their approval.

I also understand that Action Property Management will respond within 48 business hours to confirm receipt of this form. If I do not receive confirmation, I understand that this Request for Home Improvement Application has not been received.

**INDEMNITY AND HOLD HARMLESS AGREEMENT**

Homeowner agrees to and will indemnify and hold harmless the Association, it's Officers, Directors, Members, Employees, Agents and Deputies, from and against any and all liability of every kind, including all expenses of litigation, court costs and attorney's fees, for injury to or death of any person, or for damage to any property arising out of or in connection with the above referenced ACC request, including where such injuries, death, or damage are caused by the Association's sole negligence or the joint or concurrent negligence of the Association and any other person or entity.

\_\_\_\_\_  
Signature of Homeowner

Start Date: \_\_\_\_\_  
Completion Date: \_\_\_\_\_

Please complete and return to:

**WHITE OAK SPRINGS**  
11078 Regency Green Drive  
Cypress, TX 77429  
Email: [dr@actionproperty.net](mailto:dr@actionproperty.net)  
Fax: 713-686-4694

.....  
**ARCHITECTURAL CONTROL COMMITTEE USE ONLY**

APPROVED with the following restrictions, if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DISAPPROVED for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ACC Signature:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_