



WOS HOA BOARD OF DIRECTORS (Nov 2020 – Oct 2021)

- Eugene Watkins, President
- Marie Godard, Treasurer
- Jay Hooper, Secretary
- Erika Valdez, Director
- Aldo Garcia, Director



Greetings to all White Oak Springs residents:

First and foremost, I would like to extend Happy New Year Greetings to all residents and homeowners of White Oak Springs. I am Eugene Watkins, and I have the opportunity to serve as the President of the White Oak Springs Home Owners Association for the upcoming year. While I have the opportunity, I want to take the time to let the community know more about me.

My family and I have been in the community for just about two years. My wife (Marcy) and our four children (two boys and two girls) relocated to Texas from Georgia three years ago after I took on the role of Lead Clinical Engineer Tech at one of Catholic Health's facilities (in College Station). I have worked as a Clinical Engineer for over 17 years and just completed my MBA with a concentration in Engineering Management last year (Yeah!!!). Prior to relocating to this lovely neighborhood, I had the privilege of serving on the board at my previous neighborhood in Georgia. One of the pleasures my family and I enjoy is walking on the beautiful trails put in by the MUD#248, thanks to the HOA board members (Marie and Jay).

On behalf of the board, I would like to thank all those that contributed to the community and board. The contribution to the board and the community helps keep our neighborhood thriving and united. During my time in the community, I have seen positive things happening in the WOS despite the year we have seen. I have great anticipation and hope during my term as President, the continuous positive growth within the community will proceed.

The board has done a great job keeping the community informed with tools like the community quarterly newsletter and community webpage. I would like, to take this time to welcome and encourage all residents to participate in quarterly community meetings. The participation of all residents will help the community to be inclusive and bring in new ideas. As we are faced with the Coronavirus, all safety protocols will be adhered to at all meetings, to keep all residents safe. A strong working relationship between the board, homeowners, and property manager make it easier for you to get the most out of your HOA. Let us all work together as a community to have a vibrant, thriving community and year.

A handwritten signature in blue ink that reads "Eugene Watkins Jr.".

S. Eugene Watkins Jr.



January Yard of Month Winners: Lieu and Lilly Nguyen



February Yard of Month Winners: Mr. & Mrs. Oillie Flanagan



March Yard of Month Winners: Julia and Jamie Walden



We look forward to seeing 'Spring' flowers in everyone's yard, as the season is here!

Thank you for taking pride in your yard!

WOS BOARD MEMBERS



Sheriff's Non-Emergency Number (713) 221-6000 Option 6

Please send us your CONTACT INFO for important information

Name _____

Address _____

Email _____

Cell/Text _____

You may do so by going to the WEBSITE HOME page/tab and sending this info on the Comment Form.



WOS PRESENTS

EASTER EGGHUNT

SATURDAY, APRIL 3RD
1PM - 3PM

LOCATION: WALKING TRAILS
NEAR MAILBOX ON WHITE OAK
SPRINGS DR

Bring your Easter Basket!
Games/Music/Prizes/Fun



In the previous years, we have had Easter Egg Hunt for the community in an open area. This year, we look forward to everyone coming out to our New Trail!

We are inviting you and your family to celebrate with us as a Wonderful, Family Oriented Community that we are.

You can choose to wear a mask or not, since we will be outdoors.

We look forward to seeing you and your family there!

SET THE DATE & TIME!!





Architectural Control (ACC) applications

It is the responsibility of all homeowners to know your CCRs for Architectural/Exterior changes.

Know your Article VI – Architectural Control. Thank you to all homeowners that are completing the form ahead of changes and avoiding any possible violations and penalties. Completing the ACC form is at no charge, and approval is required **prior** to any changes being done to your lot. These are accessible, free of charge, on the White Oak Springs Website, under the Documents Tab. Please review these online at www.whiteoakspringshoa.com for more details. **Below are some areas highlighted for importance.**



ARTICLE VI – ARCHITECTURAL CONTROL

Section 6.01 - Architectural Control Committee. The Board shall appoint as a standing committee an Architectural Control Committee, which shall be composed of one (1) to three (3) or more persons appointed, in writing, by the Board, or, in the Board's discretion, the Board may constitute itself the Architectural Control Committee by failing to appoint in writing the members of the committee. As long as the Developer owns Lots, the Developer shall appoint the members of the Committee. No member of the Committee shall be entitled to compensation for services performed. **The Architectural Control Committee shall have full power to regulate all exterior changes to a Unit, including landscaping and drainage, Dwelling and other structures 'location and tree removal to the Lots or Units in the manner hereinafter provided.**

Section 6.02 – Committee Authority. **No exterior changes, additions or alterations, including exterior coloring, to any Dwelling or other structure in the Development, additional fences or changes in existing fences, hedges, walls, walkways and other structures shall be commenced or erected, except such as are installed, improved or made by the Developer in connection with the initial construction of the buildings and improvements within the Development, until the same is approved by the Committee. The Committee shall have full authority to regulate, in accordance with the terms and provisions of this Declaration, the use and appearance of the exterior of the Units to assure harmony of- external design and location in relation to surrounding buildings and topography and to protect and conserve the value and desirability of the Development as a residential community. The power to regulate shall include the power to prohibit those exterior uses or activities deemed inconsistent with the provisions of this Declaration, or contrary to the best interests of the Association in maintaining the value and desirability of the Development as a residential community,**

or both. The Committee shall have authority to adopt, promulgate, rescind, amend and revise rules and regulations in connection with the foregoing; provided, however, such rules and regulations shall be consistent with the provisions of this Declaration; and, if the Board has not constituted itself as the Committee, such rules and regulations shall be approved by the Board prior to the same taking effect, violations of the Committee's rules and regulations shall be enforced by the Board, unless such enforcement authority is delegated to the Committee by resolution of the Board.

Section 6.03 – Committee Approval. **Without limitation of the foregoing, no changes, alterations, additions, reconstruction or attachments of any nature whatsoever shall be made to any Lot (except as to the interior of a Unit), including that portion of any Lot not actually occupied by the Unit, except such as are installed, improved or made by the Developer, until the plans and specifications showing the nature, kind, shape, height and materials are submitted to and approved by the Committee in writing. All applications to the Committee for approval of any of the foregoing shall be accompanied by plans and specifications or such other drawings or documentation as the Committee may require. In the event the Committee fails to approve or disapprove an application within thirty (30) days after the same has been submitted to it, the Committee's approval shall be deemed to have been given. In all other events, the Committee's approval shall be in writing. If no application has been made to the Committee, a lawsuit to enjoin or remove any structure, activity, use, change, alteration or addition in violation of the prohibitions contained in this Section may be instituted at any time, and the Association or any owner may resort immediately to any other lawful remedy for such violation.**

Section 6.04 - Procedure. As is set forth in Section 6.02, the Committee may, from time to time, adopt, promulgate, rescind, amend and revise its rules and regulations governing procedure in all matters within its jurisdiction. In the event the Board does not constitute itself the Committee, then the Board, in



Continue...

its discretion, may provide, by resolution, for appeal of decisions of the Committee to the Board, subject to such limitations and procedures as the Board deems advisable. The Board or the Committee may appoint one or more persons to make preliminary review of all applications to the Committee and report such applications to the Committee with such person's recommendations for Committee action thereon. Such

preliminary review shall be subject to such regulations and limitations as the Board or Committee deems advisable.

Section 6.05 - Standards. No approval shall be given by the Board or Committee pursuant to the provisions of this Article, unless the Board or Committee, as the case may be, determines that such approval shall: (a) assure harmony of external design, materials and location in relation to surrounding buildings and topography within the Development, (b) shall protect and conserve the value and desirability of the Development as a residential community, (c) shall be consistent with the provisions of Developer and Committee. Developer and Committee cannot and shall not be held responsible for any loss or damages to any person arising out of the approval or disapproval of plans, designs or construction errors. Nor shall Developer or Committee be held responsible for loss or

damage to any person arising out of non-compliance with any zoning law, ordinance or land use or building regulation or any provision of this Declaration. This Declaration and (d) shall be in the best interests of the Association in maintaining the

value and desirability of the Development as a residential community.

Section 6.06 - Developer Consent. Any and all actions of the Committee as to Lots owned by the Developer, must have the written approval of the Developer, unless such approval is waived in writing by Developer or Developer's authorized representative.

Section 6.07 - Exculpation of Developer and Committee. Developer and Committee cannot and shall not be held responsible for any loss or damages to any person arising out of the approval or disapproval of plans, designs or construction errors. Nor shall Developer or Committee be held responsible for loss or damage to any person arising out of non-compliance with any zoning law, ordinance or land use or building regulation or any provision of this Declaration.

“WHITE OAK SPRINGS IS A DEED RESTRICTIONS ENFORCED COMMUNITY – ACC Applications **Must Be Approved Before Any Improvements”**

White Oak Springs community’s covenants, conditions and restrictions (CCRs) require owners to obtain prior written approval for changes or improvements to the exterior of their property. As a few examples, this includes painting a different color, installing a fence or basketball goal, removing one or more trees (whether alive, dead or diseased), adding a planting bed or making other significant landscape changes. The application process will be smoother if your change is consistent with White Oak Spring’s CCR’s (Declaration of Covenants, Conditions and Restrictions) and Architectural and Landscape Guidelines.

HAPPY ANNOUNCEMENTS!

Have any wedding, birthday, graduation or other special day announcements?
Want to thank someone for doing something great for you?
Email woshoaboard@gmail.com with the subject “Newsletter Announcement” and we will post it right here in our newsletter!

ESSENTIAL
ELECTRICAL PROS LLC

RYAN GAITHER
OWNER/MASTER ELECTRICIAN

COMMERCIAL RESIDENTIAL

832-230-9227
rlgessential@gmail.com

TEML #33068
TECL #410561

PRIME AUTO REPAIR

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- *ENGINES | TUNE UPS
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ASE CERTIFIED

PRIME AUTO REPAIR
281.469.6595
10702 HUFFMEISTER
HOUSTON, TX 77065



flock safety

**FLOCK SAFETY LPR Cameras
(LICENSE PLATE READERS)
ARE HERE!!!!**



Privacy

Data Storage

All data is securely stored with AES256 encryption with our cloud provider, Amazon Web Services.

On device, footage is only stored temporarily until it is uploaded to the cloud at which point it is removed from the local device.

Following industry best practices, all footage is permanently deleted after 30 days.

Resident SafeList

Flock has the ability to only record license plates of non-residents, reducing the concern of your neighbors feeling watched.

If a neighbor's license plate is on the SafeList, any footage of their vehicle will be marked as "resident".

The neighbor can even opt to have their vehicle removed from the footage in the interest of privacy.



Access

Who Has Access?

Your neighborhood 100% owns the data. Flock will not share, sell, or access your data.

Your neighborhood determines who has access to footage. Either an HOA board member, trusted neighbor, or every neighbor - it's your call.

We have the ability to grant an individual access for a short period of time. So in the event of a crime, the neighborhood could grant the victim access to Flock footage for 24 hours.



White Oak Springs HOA

LPR Camera Security – Resident/Safe List Information

Residents are encouraged to add their information to the Resident/Safe List so that any footage captured of their vehicle will be marked as "Resident". Your assistance in completing and returning this form will ensure that our records are current. Please drop-off or mail the completed form to: White Oak Springs HOA Board, 10826 White Oak Creek Ct, Cypress, TX 77429, or via email to: WOSHOBBoard@gmail.com



**Avoid Trash Service Suspension
Your White Oak Springs Homeowners
Assessments Fees are overdue!**



WOS Walking Trail

Walking to stay healthy...

LONG WALK

No Dumping on Trail

Helpful Tips:
 *Watch the weather
 *Dress appropriate
 *Bring water
 *Bring a charged phone
 *Team up with other people
 *Bring medication-if needed
 *Don't trailblaze
 *No dumping/Use trash can

whiteoakspringhoa.com

Reserved these dates:

Community Quarterly Meetings - Place TBD (Pending Covid-19 status)

March 23rd - Sign-in at 6:30pm, starts at 7pm

April 8th - Sign-in at 6:30pm, starts at 7pm

July 15th - Sign-in at 6:30pm, starts at 7pm

October 21st - Sign-in at 6:30pm, starts at 7pm
 (Annual Elections)

HOA - Board Monthly Meetings - Place TBD

Scheduled 3rd Sunday at 9am on each month



These will be posted on the Website:

<https://www.whiteoakspringshoa.com/documents>

Register for COVID-19 Vaccine

Join the Waitlist

Register Now

If you or a loved one do not have access to Internet or a computer, please use the phone number listed below to schedule your appointment.

Provider Name	Public Phone Number	Public Registration or Website
Harris County Public Health	832-927-8787	https://vacstrac.hctx.net/landing
Houston Health Department**	832-393-4220	https://houstonemergency.org/covid-19-vaccines/

**This registration app is not compatible with Internet Explorer or Microsoft Edge. Please use a different browser. When you have registered to join the waiting list, please allow 15 - 30 minutes for the waitlist confirmation email and text message to arrive after registering.*



Spring Yard Cleanup Checklist



Create and beautify yards with new flowers and landscaping, giving your property a new curb appeal and some friendly "yard of the month" competition!



What does spring-cleaning involve?

- Clearing away leaves, branches, and clutter.
- Hauling away and composting debris.
- Mowing the grass.
- Pest and weed control.



- Re-edging and cleaning garden and flowerbeds.
- Redefining the borders of the lawn.
- Re-seed damaged areas of the lawn.
- Dealing with mulch and perennial division.
- Pruning and trimming trees and shrubs.
- Pressure washing driveways keeping them looking fresh and new
- Pressure washing mold on the outside of the house and any touch-up painting where needed



January 20, 2021



RE: COVID-19 Impact and Our Commitment to Service

To our valued customers and to our partners at APM,

First and foremost, I would like to thank you for our partnerships. Each and every customer and manager is a reason for our continued success. Without you, we are nothing.

Our service over the last few months has been strained, and for this, we apologize. As our mission statement says, we strive to provide service that goes above and beyond our customer's expectations. This approach has not changed; however, it has been challenged with the impacts of COVID-19.

At Texas Pride Disposal, since the onset of the pandemic, we have enforced a strong COVID protocol with our workforce to avoid being in a situation that would hinder our efforts to provide consistent services. These protocols have allowed us to continue to deliver all of our services, unlike other companies and municipalities that have had to suspend services like recycling, heavy trash, yard waste, or reduce trash collection frequencies. For this, we are extremely proud.

However, even with our stringent protocol, we have not been unaffected. The volume of waste we have been collecting since the pandemic is up about 20%. Waste that was previously generated in offices, schools, restaurants, bars, concerts, sporting events, etc. is now predominantly ending up in your trashcans. On top of this, there has been an accelerated push toward e-commerce. As I have said frequently, the Dillard's bag has been replaced with the Amazon box (or two or three...). These were punctuated over the holidays as we saw a 32% jump in our recycling volumes month-to-month. Disposal volumes are still being completed, but were definitely impacted as well.

More recently, we have been dealing with an uptick in positive cases and additional testing. This has led to some service times being inconsistent as well as some delays in our services.

I would like to reiterate that we are committed to delivering consistent services that exceeds your expectations. The recent lapses in service are frustrating for both you and me. Texas Pride Disposal was built on customer service and quick response, and we can assure you that is what we will continue to strive for. While your patience while we navigate these issues is appreciated, please rest assured we are working to deliver the services that you expect and that we are known for delivering.

Again, thank you for being part of our family, and thank you for letting us serve you and your communities. Without you, we are not Texas Pride Disposal.

Thank you,

Kevin Atkinson

Kevin Atkinson - Owner

Texas Pride Disposal - Collection Guidelines

- Time:
 - Have waste ready for collection no later than 6:00 am
- Household Garbage:
 - Waste must be placed in personal containers between 20 and 95-gallons or bags
 - Cans or bags cannot exceed 50 pounds
- Heavy Trash:
 - Two heavy items collected EVERY service day
 - Heavy trash/bulk waste includes waste that is not generated on a regular basis, including:
 - Furniture (couch, table, mattress, box spring, desk, dresser, etc.)
 - Appliances (washer, dryer, dishwasher, etc.)
 - Hot Water Heaters
 - Fencing/Decking/Siding (please remove nails, cut into lengths 4' or less, and tie and bundle under 50 pounds, limit eight bundles per service day)
 - Trampolines (broken down, please place metal with recycling if possible)
 - Basketball goals (broken down into sections 4' or shorter, no concrete in base or poles)
 - Carpeting/Flooring (please cut into lengths 4' or shorter and tie and bundle under 50 pounds, limit eight bundles per service day)
- Yard Waste
 - Place grass clippings in cans or bags under 50 pounds

Let's all send Thank-you cards for the Walking Trails to:

Thank you

**Attention: Scott Smith,
MUD # 248 Board Members**

Smith, Murdaugh, Little & Bonham. LLP
2727 Allen Parkway, Suite 1100
Houston, Texas 77019

Thank You

An illustration of two chipmunks, one brown and one tan, sitting together. Below them is a row of pink tulips.