



# WHITE OAK SPRINGS NEWSLETTER JANUARY 2025

## WHITE OAK SPRINGS

HOA Board Members Oct 2024-Oct 2025



Ronda Shepherd  
President



Rafael Melgoza  
Vice-President



Aldo Garcia  
Secretary



Marie Godard  
Treasurer



Henry Hernandez  
Director

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

Important Contacts:  
Action Property Management:  
11078 Regency Green Drive  
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.

### 2025 Community Meetings:



January 29<sup>th</sup>

April 16<sup>th</sup>

July 16<sup>th</sup>

October 22<sup>nd</sup>

Meet us at the VFW Post #8905  
21902 Northwest Fwy, Cypress,  
TX 77429

7:00-8:00 PM

Come for the information and  
the RAFFLE!

### In This Issue:

Presidents Letter  
Important reminders  
Special article from resident  
Halloween décor winners  
Christmas décor winners  
Special Thank You!  
Business referrals  
Volunteer opportunity  
Garage Sale signs  
Crime Awareness  
Special article from resident  
Architectural request forms

# Presidents Letter

White Oak Springs, Oct 16, 2024

Hello to my White Oak Springs neighbors! I am proud to serve as your HOA president for the 2024-2025 year. I look forward to helping keep our neighborhood safe and beautiful. As a fellow neighbor, I would like to hear from you for any ideas or recommendations for our little community.



I moved to White Oak Springs 10 years ago from a neighborhood in the same area. I really love this area of town and wanted to keep my kids in the same schools. I feel like White Oak Springs is a little hidden gem because I never knew this neighborhood existed until I started shopping for a house.

I have some very big shoes to fill following up Aldo Garcia and Marie Godard as past presidents, but I will do my best. I think the community is going in a great direction and I want to continue with the same. One thing I would like to see is more people showing up to our meetings. It's a great place to meet your neighbors, voice your concerns and bring new ideas. Action Property Management, our community management company also attends the meetings to help with your questions. Quarterly meetings are held at the VFW on 290 and the schedule is located in our newsletter and our website: [www.whiteoakspringshoa.com](http://www.whiteoakspringshoa.com)

As volunteers, the entire board is here to represent you in making decisions regarding budget, landscaping, and maintenance. But It's up to all of us to keep the neighborhood beautiful and safe for our families. Please take a look at our website and you can contact us directly by emailing [WOSHOABOARD@gmail.com](mailto:WOSHOABOARD@gmail.com) .



## Important Reminders

- ❖ The 2025 assessment letters were mailed in November. To avoid late charges and interest fees, the assessment amount of \$635.00 must be paid **on or before January 31, 2025**. Fees may be paid by mailing or dropping a check off at APM or by visiting the White Oak Springs HOA website and paying online with credit card (fee applies), E-Check (no fee). A payment plan may be set up with Action Property Management by calling the office by the deadline.
- ❖ Remember in order to make any architectural changes to your property, you must fill out an architecture request form and email it to APM and wait for approval. This includes things like replacing/repairing fencing, roofs, sprinkler systems, new landscaping, exterior painting and expansion of a driveway. These approvals help keep our neighborhood attractive and consistent. Please call APM if you are unsure. The form is attached at the end of this newsletter and a digital copy can be obtained from the website.
- ❖ WOS is still on the list for the sidewalk project with Harris County Precinct#3. It has been delayed due to several weather events. This is a special project that Marie Godard has been working on to get repairs done to the buckling sidewalks.
- ❖ The streetlight conversion to LED has also been delayed but still on the agenda.



## DEALING WITH PEOPLE

A summary of lessons from the book “The Art of Dealing With People” by Les Giblin. He makes some powerful points, as follows:

1. Acknowledge the Power of Human Relations – “Whether you’re interacting with family, colleagues, or clients, strong people skills are the foundation of meaningful connections.”
2. Make People Feel Important – “One of the most effective ways to win people over is by making them feel valued.”
3. Listen More, Talk Less – “Practice active listening – don’t interrupt, show interest, and respond thoughtfully to make others feel that their thoughts matter.”
4. Use People’s Names Frequently – “Using names in conversation not only shows respect, but also makes people feel recognized and appreciated.”
5. Avoid Criticism and Condemnation – “Instead of criticizing or condemning, try to offer constructive feedback or handle disagreements with tact and kindness. Build people up rather than tearing them down.”
6. Give Sincere Praise and Appreciation – “Offer genuine praise whenever you can.”
7. Control Your Temper and Emotions – “Staying calm and composed is crucial in dealing with people, especially during disagreements or stressful situations.”
8. Encourage Cooperation Rather than Competition – “When you encourage collaboration, people are more likely to work together toward common goals and feel included and supported.”
9. Give People a Sense of Responsibility – “Empower others by giving them tasks or responsibilities that make them feel trusted and needed.”
10. Stay Positive and Optimistic – “Optimism in your interactions encourages others to see possibilities instead of problems and makes you someone they want to be around.”



# Halloween Decor Contest Winners 2024



**10815 White Oak Creek Ct**



**10807 White Oak Trace Dr**



**10831 White Oak Point Ct**

**More Pictures on Our Website!**

# Christmas Decor Contest Winners 2024



13922 White Oak Springs Dr



10703 White Oak Park Ct

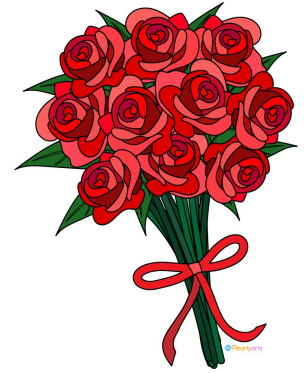


10838 White Oak Trace



# Special Thank You

A Special Thank You goes to our new board member Rafael Melgoza and to Aldo Garcia for arranging for the new Christmas lights at the entrance of White Oak Springs. Thanks to them, we now have a company in place that will install and remove Christmas lights.



## Business Referrals

[www.innovativesmilestx.com](http://www.innovativesmilestx.com)  
[Dral@InnovativeSmilesTX.com](mailto:Dral@InnovativeSmilesTX.com)

**INNOVATIVE SMILES**  
WHERE ART MEETS SCIENCE  
DR. ALI ALKHIRO, DDS

**DR. AL**  
DOCTOR OF DENTAL SURGERY  
Cell Phone (for patient emergencies)  
832-844-5885

Office 281.859.9073  
Fax 281.859.0211  
8955 Hwy 6 North, Suite 200  
Houston, Texas 77095

**CORNETT GRASS SALES & INSTALLATION**

Wholesale & Retail  
Farm Raised St. Augustine  
Raleigh ♦ Bermuda

Over 30 Years Experience

9035 FM 1960 West  
Houston, Texas 77070  
[cornettgrass@yahoo.com](mailto:cornettgrass@yahoo.com)

Gene Cornett  
Phone: (281) 890-0733  
Fax: (281) 890-0818

Michael Skov

2219 Bell Castle Ct  
Richmond, TX 77406  
[MS@csroofingconcepts.com](mailto:MS@csroofingconcepts.com)  
832-891-4047  
[www.csroofingconcepts.com](http://www.csroofingconcepts.com)

**CS ROOFING CONCEPTS**

**TEXAS ELITE ELECTRICAL CO.**

Commercial tenant build out  
restaurant, warehouse, retail space  
Licensed > Insured >

Building the Future. Powering your Success

Eder Calvillo  
Licensed Master Electrician  
[www.txeliteelectrical.com](http://www.txeliteelectrical.com)

TECL 36123  
Houston Texas  
832.929.3632

**HERNANDEZ ROOFING & SIDING**

FREE ESTIMATES

- ROOFING INSTALLATION / REPAIRS
- NEW ROOF CONSTRUCTION
- SIDING INSTALLATION / REPAIRS
- PATIO COVERS
- GUTTER CLEANING
- INTERIOR / EXTERIOR PAINTING
- FENCES
- CHRISTMAS LIGHTS INSTALLATION

JOSE HERNANDEZ  
832-725-1892

YULISA PORTILLO  
832-760-2636

## Volunteers Needed

We are in need of volunteers to plan an Easter activity this year. In the past we have had an easter egg hunt and even had the Easter Bunny! The board will be there to help, we just need someone to plan the activity. We have our playground area we can utilize and we can reserve the VFW as well. Please let us know if you are available!

## Garage Sale Signs

Garage sales are allowed in White Oak Springs. Signs are also permitted to be placed on **private property**. The entrances of White Oak Springs **are considered private property** so garage sale signs are allowed. This also includes the signs the board places out for meeting notices.

A few notes to follow city ordinances:

- No signs are permitted to be attached to any utility poles or city sign poles.
- Signs may be placed not more than two days before the sale and must be removed on or before the last day of the sale.

There is no reason for someone other than the owner to remove a garage sale sign on private property, including anyone involved in the adopt a road program. Please be a good neighbor and ask before removing any signs.



## **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).



**Oct 31:** Reported by homeowner on White Oak Trace Dr, that the United States Postal Service (USPS) mailbox was found opened as well as all boxes emptied out, with one box still having a parcel box key inside its box. It is unknown if it was vandalized and broken into, or if it was accidentally improperly closed the last time mail was delivered/serviced. When possible, please take pictures in case they are later needed and please share them with your HOA Board so they can be included in this Crime Awareness Corner. Thank you to the homeowner that took the time to go investigate and close most of the frame, leaving only the MAIN ACCESS box semi-opened as it would not close or latch.

**Oct 31:** Attempted Break-in, White Oak Point Ct. On the night of Halloween, a homeowner reported that someone was kicking their front door. They got on their RING CAMERA and could see a white male kicking at their door. Report from the homeowner in his own words:  
“Just to make you aware that on 10/31 at exactly 11:23 PM a white male without a shirt attempted to break into our home. He kicked our front door multiple times and thankfully was unsuccessful. We did call the cops, but they came by over an hour after the incident. We completed the police report. Unfortunately, our ring camera did not record it as I had forgotten to update my lost debit card. If anyone has any footage, I’d like to see.”

**Oct 31:** Three residents reported vehicle crimes in the early morning of Nov 3rd between 3-4am:  
Crime 1 – Someone in a black car, with flashlight pulled up to the back of a driveway on White Oak Point Ct and used the flashlight to look into the vehicles. Video was captured from a security camera across the street. It appears that the criminal was able to open the door of the vehicle and it is unknown if any items were taken. This homeowner was contacted and does not see anything at first glance missing.

Crime 2 – Two black males in a black car pulled up on the street in front on a home on White Oak Creek Ct and used a flashlight to look into the vehicles on the driveway. They did not get into the vehicles and left the scene. Video was captured from the homeowner.

Crime 3 – Someone in a black car pulled up on the street and busted the passenger window of a resident’s truck/vehicle and took work tools. Video was captured from the neighbor directly across the street. The homeowner seen the video of the person and car from the incident on White Oak Creek Ct and says it appears to be the same car, same criminals. A police report was made and camera footage was given to the homeowner to add to his report.



## Neighborhood Fireworks Etiquette

Here are some tips for being a considerate neighbor when setting off fireworks:

- ❖ **Be sober:** Only set off fireworks when you are sober.
  - ❖ **Consider your neighbors:** If you live in a close-knit neighborhood, avoid setting off fireworks that could fly high into the air and damage your neighbors' homes.
  - ❖ **Let your neighbors know:** You can contact your neighbors by phone, text, note, social media, or in person to let them know when and where you'll be setting off fireworks.
  - ❖ **Keep a safe distance:** Viewers should be at least 35 feet away from ground-based fireworks, and at least 150 feet away from aerial fireworks.
  - ❖ **Light fireworks carefully:** Only light one firework at a time, and don't lean over the firework while lighting the fuse.
  - ❖ **Have water nearby:** Keep water on hand in case of accidents.
  - ❖ **Wear protective eyewear:** Wear goggles or other protective eyewear to reduce the risk of eye injuries.
  - ❖ **Don't relight a dud:** If a firework doesn't go off, don't try to relight it.
- In most North Texas counties, including Dallas, Denton, Collin, and Tarrant, it's legal to set off fireworks on private property. If you don't own private property in an unincorporated area, you'll need to get permission from the owner of the land you plan to use.



*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**  
11118 Cypress N Houston Rd  
Houston, Texas 77065  
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: \_\_\_\_\_

*WHITE OAK SPRINGS*  
**SOLICITUD DE MEJORAS EN EL HOGAR**

Para proteger el valor de la propiedad y la privacidad de cada propietario individual, se requiere que cualquier propietario o grupo de propietarios que planean mejoras o cambios en su propiedad escriturada (propiedades), incluido el paisajismo, para presentar una solicitud de mejoras para el hogar. Esta solicitud es revisado por el Comité de Control Arquitectónico para garantizar el cumplimiento de las restricciones de escritura, estatutos locales y para proteger a los propietarios de viviendas vecinas. **Si se realiza algún cambio que no haya sido aprobado, el Comité tiene el derecho de pedirle al propietario que retire la mejora v/o cambio de la propiedad. Su muestra, fotografías, folletos o dibujos deben ser presentado con esta solicitud.** *De no ser así, esta solicitud podrá ser automáticamente denegada y la solicitud le será devuelta.*

Por favor complete el formulario:

Fecha: \_\_\_\_\_ Nombre del Dueño: \_\_\_\_\_

Dirección de Propiedad: \_\_\_\_\_

Número de teléfono (casa): \_\_\_\_\_ Trabajo: \_\_\_\_\_

Dirección de correo electrónico: \_\_\_\_\_

NOTA: La Asociación no será responsable de velar por el cumplimiento de las restricciones, servidumbres de servicios públicos, retrocesos de construcción, códigos de construcción y otras restricciones impuestas por otras autoridades locales, o órganos de gobierno estatales o empresas. Para adiciones o mejoras estructurales al frente o atrás exterior, su solicitud debe incluir lo siguiente:

- Necesitamos su plano de vivienda (encuesta), con la ubicación de la modificación propuesta marcada
- Bocetos, fotografías, ilustraciones de catálogos.
- Dimensiones y materiales para la propuesta.
- Colores de mejora propuesta

1. Describa detalladamente el cambio o mejora solicitada. \_\_\_\_\_  
\_\_\_\_\_

2. ¿Quién realizará el trabajo real? \_\_\_\_\_  
\_\_\_\_\_

3. El cambio o mejoras se ubicarán donde?

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Frente de Casa         | <input type="checkbox"/> Techo           | <input type="checkbox"/> Portería de baloncesto |
| <input type="checkbox"/> Patio/Atras de la Casa | <input type="checkbox"/> Lado de la Casa | <input type="checkbox"/> Otro                   |

4. Artículo:

Adjunte una muestra de color de la carta de colores o un trozo de pintura real del tinte. La solicitud no se puede aprobar sin ellos:

TYPE/COLOR

- Pintar \_\_\_\_\_
- Mancha \_\_\_\_\_
- Tablas de Madera \_\_\_\_\_
- Ladrillo \_\_\_\_\_

TYPO/COLOR

- Pantalla \_\_\_\_\_
- Cemento \_\_\_\_\_
- Cerca \_\_\_\_\_
- Otro \_\_\_\_\_

*WHITE OAK SPRINGS*  
**SOLICITUD DE MEJORAS EN EL HOGAR**

Entiendo que el Comité de Control Arquitectónico (CCA) tiene hasta treinta (30) días para decidir, pero responderá lo más rápido posible sobre esta solicitud y comuníquese conmigo con respecto a su(s) decisión(es). Estoy de acuerdo no comenzar con los cambios o mejoras en la propiedad hasta que el CCA me informe de sus aprobación.

**ACUERDO DE INDEMNIZACIÓN Y EXENCIÓN DE RESPONSABILIDAD**

El propietario acepta e indemnizará y eximirá de responsabilidad a la Asociación, sus funcionarios, Directores, Miembros, Empleados, Agentes y Suplentes, de todo y contra cualquier responsabilidad de todo tipo, incluidos todos los gastos de litigio, costas judiciales y honorarios de abogados, por lesiones o muerte de cualquier persona, o por daños a cualquier propiedad que surjan de/o en conexión con lo anterior solicitud de CCA a la que se hace referencia. Incluso cuando dichas lesiones, muerte o daños sean causados por el la negligencia exclusiva de la Asociación o la negligencia conjunta o concurrente de la Asociación y cualquier otra persona o entidad.

\_\_\_\_\_  
Firma del dueño de casa

Fecha de Inicio: \_\_\_\_\_  
Fecha de Terminación: \_\_\_\_\_

Por favor complete y regrese a:

**WHITE OAK SPRINGS**  
**11118 Cypress N Houston Rd**  
**Houston, Texas 77065**  
**Email: [dr@actionproperty.net](mailto:dr@actionproperty.net)**  
**Fax: 713-686-4694**

.....  
**USO EXCLUSIVO DEL COMITÉ DE CONTROL ARQUITECTÓNICO**

APROBADO con las siguientes restricciones, si las hubiera:

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

DESAPROBADO por las siguientes razones:

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

Firma del CCA:

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

Fecha: \_\_\_\_\_  
Fecha: \_\_\_\_\_  
Fecha: \_\_\_\_\_  
Fecha: \_\_\_\_\_