



# RED OAK TOWNHOMES

Homeowner Association

## *Red Oak Townhomes Homeowner Association Newsletter*

Fall, 2012

*Note from the Board:*

A disturbing situation has been presented to the Board during the past few weeks. These government backed mortgage companies, Fannie Mae/Freddie Mac, have informed us that unless we put aside 10% of our annual gross income into reserves, they will no longer write mortgages in our Association. A government backed company that has been bailed out by tax dollars is now dictating how we as owners should run our HOA. Many have been disturbed by this turn of events, especially in light of the uncertain economic times we currently face. Fannie Mae/Freddie Mac, as you may know, were bailed out and taken over by the Federal Government. This continued over-regulation by the government is causing Red Oak to make some serious and, for some, difficult decisions.

If we in fact place 10% of our annual gross income (over \$4000 per month) into reserves, we would have to make one of two difficult choices. We would have to increase our monthly assessment dues by 10% to cover this high cash outflow out of our operating account and into our reserve account. Currently, we only put approximately \$1200 a month into our reserves account. Or, we would have to cut our expenditures to the bare minimum. We would have to cut the maintenance man, cut the deputy guard service, cut door to door trash, cut landscaping improvements, pool maintenance, etc.

If we choose not to comply with this governmental edict, future home owners would not be able to gain financing from Fannie Mae/Freddie Mac or current mortgage holders, having their mortgages sold off to Fannie Mae/Freddie Mac, may face tough decision as well.

The board is weighing both decisions. Unfortunately, since the owner/renter ratio is roughly 50/50, the odds of future mortgage writers maybe a moot point.

Also, patio furniture has been stolen from the pool area. This furniture is there for the benefit of the entire Red Oak community and not to be taken for the use of one person. If this continues, either more furniture will have to be purchased and HOA funds used unnecessarily or the furniture will not be replace and fewer people will have the opportunity to enjoy the pool and patio area. A private reward (non-HOA funds) has been considered for the return of this furniture.

The new maintenance man, John McIntyre, has been doing a good job continuing with the on-going projects started earlier this year. He is working on the driveways to restripe the no parking zones, he continues to build and stain the patio fences, the pool and patio areas are maintained on a regular basis, the garage doors and doors frame are being repaired and painted. Please introduce yourself to John and make him feel welcome on the property.

Please consider securing your attic ladder access door from the inside. There has been at least one incident where someone might have gained access to an adjacent unit from moving from one attic to the other. It would then be easy to access the unit by lowering the attic ladder door.

Please replace the battery in your smoke detector. If you do not have one, please consider installing one for the safety of you and your neighbors.

*The Red Oak HOA Board of Director*

The Red Oak Landscape Committee is still looking for volunteers to take part in the beautification of our property. Chris Bobbitt's contact information is located on the bulletin board near the mailboxes or can be reached at [cpbobbitt@gmail.com](mailto:cpbobbitt@gmail.com). The Board fully supports this effort and appreciates those who have come forward to participate in this cooperative endeavor. For those who wish to beautify the area outside your patio, please find ACC forms on our web site or there are copies in the newsletter box near the mailboxes. These forms are required for any changes to the Common Areas. You may fax the completed form into Creative or leave it in the newsletter box and Chris will collect them on a regular basis.

A web site has been developed for Red Oak Townhomes. Information can be gathered such as a listing of our HOA documents, contacts for Creative Property Management, contacts for maintenance or work order submissions and other beneficial information, including current events. The web site will be updated soon with current information including the 2013 HOA Budget, the HOA Insurance Certificate, and even new and updated pictures. The site address is: [www.redoaktownhomes.weebly.com](http://www.redoaktownhomes.weebly.com).

Leaving a vehicle behind a garage door or on the main drive is allowed for a short amount of time, only 10-15 minutes, for loading and unloading but the vehicle must remain attended at all times. Parking behind garages or on the main driveway in front your unit is strictly prohibited since these areas have been designated "fire lane/no parking" zones and vehicles will be towed without warning. To date, a number of cars have been towed under this policy. The limited amount of parking is an issue at Red Oak. Please respect the Association's strict rules and regulations against parking in "fire lane/no parking" areas. Please make sure all guests park in legal and approved areas; either the visitor parking areas or on Drava. Illegally parked cars on Drava are subject to tickets and/or towing by the county.

Please remember the Red Oak pool is to be used only by Red Oak residents and guest that are accompanied by residents. Please do not allow other to enter the pool area if they cannot access the gate with a key. Many non-residents have been seen using our pool and we need to keep these folks from accessing the pool area. If anyone witnesses others jumping the fence or accessing the pool area without a key, please report this to a board member or Creative Management. Please be safe while in the pool area and follow the posted rules. Do not allow young children to swim without adult supervision. Pool parties are strictly prohibited without prior written permission from the Association. Contact Creative if you need a key to the gate. The Board is considering a new key lock that will cut down on keys being duplicated and given to non-residents.

**All pets must be on a leash at all times while outside your unit in the Common Areas.** Animals must be held on a leash by someone that can control the animal. They cannot be tied to a tree, board, fencing, etc. Animal waste must be picked up and discarded properly. This waste is a hazard to run off water and a nuisance to all who enjoy the Common Areas of Red Oak. Animal urine also kills the grass and other plants. It is very costly to replace these items.

First of all, garbage cans are not allowed and may be discarded by the Association if used. Trash must be placed in the appropriate plastic trash bags and tightly secured. Secondly, your trash should be placed outside your garage door the mornings of Tuesday and Friday before 6:00 AM. If necessary, trash may be left out the night before after 9 PM. If a holiday falls on either of these days, trash will be collected the following trash day, NOT the next day. Trash that is left out after 7 AM AND is not picked up should be brought into your garage until the next trash day. This must be adhered to or a fine may be incurred. Only place your trash outside your unit and NOT next to another unit.

If anyone has any questions or problems, please contact Creative Management at 713-772-4420. The Rules and Regulations are strictly enforced and repeatedly violators will be warned and subsequently fined in accordance with our Fine Resolution filed with Harris County. Again, please review the Rules and Regulations on the Bulletin Board located outside of the guardhouse or check out the HOA web site.