



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

Summer, 2012

Note from the Board:

As most of you know by now, Eduardo Sanchez, our long term maintenance man was terminated recently due to mis-use of Association funds. Sufficient evidence was provided to justify this action. This was done with the full authority and consent of the Board of Directors and was performed appropriately with a witness and a Spanish speaker that was used as a translator. At this time, this is all we are willing to say about his matter until any legal matters are resolved.

This certainly was a disappointment to the Board and many of the residents who have some to know and depend upon Eduardo over the many years he worked at Red Oak. We are in the process of interviewing candidates and we hope to have a new maintenance man in place by the end of June. Until then all essential duties, including trash pick-up, pool cleaning, light bulb changing, etc, are being completed by outside vendors.

Please note that all owners are welcome to attend the open part of the HOA Board meeting. The time, date and location will be posted on the bulletin board prior to the meeting.

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

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.

Red Oak Board of Directors



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 2012 HOA Budget, the HOA Insurance Certificate, and even new and updated pictures. The site address is: 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.