



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

September, 2011

A note from the Board:

As the summer comes to a close, please keep in mind the pool and patio area are strictly for Red Oak residents and their guests. All others will be considered trespassing and the proper authorities will be contacted. Also, a number of residents have requested to address the Board. All requests must be made in written form and submitted to Creative. Owners are welcome to attend a board meeting but the request must be put on the agenda and notice will be given to those who wish to attend as to the time and place. We welcome all input from owners for the betterment of the HOA. Also, as school starts, please be aware of children on buses and those walking on the adjacent streets.

A number of owners have observed many changes in our community in general and Red Oak in particular over the past few years. The Board is doing their best to maintain high standards at Red Oak. The owner/resident ratio has fallen below 60% recently and will continue to decline as the current economic downturn continues. As foreclosures continue to rise, more and more units are being rented. We do not want Red Oak becomes just another apartment complex where there is no accountability or rules. The Red Oak HOA will continue to enforce all rules, regulations and by-laws that are currently in place. Otherwise, Red Oak will fall into a condition where a mentality of a lack of ownership will prevail. We do not believe those who still own and reside at Red Oak wish this to occur.

With this lack of ownership mentality, concern for the property is declining. Trash is left on the ground, vehicle maintenance on the property is on the rise, parking issues continue to dominate, pool violations have been witnessed, trash left out on wrong days, pets not on a leash, animal waste not being properly disposed of and many other violations are occurring on a regular basis. The Board continues to address these issues and letters go out to residents as well as owners. Fines are also being assessed per our Fine Resolution.

Furthermore, as was stated in a previous newsletter, personal items in the Common Areas will be addressed over the next few months. The By-Laws state that “nothing in the Common Areas can be added to, taken away from or modified without written permission from the Board.” This will be enforced, especially since more and more renters are moving into our community. If you have any questions or concerns, please review the By-Laws listed on the HOA web site.

The HOA Board continues to work hard to maintain the high standards the owners have come to expect. Our hopes are that with the new street going in, our Association and its surrounding community will improve and grow into the sort of neighborhood we can all be proud to call home.

Red Oak Board of Directors

Website:

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 site address is: www.redoaktownhomes.weebly.com.

Parking:

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 continues to be 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.

Pool:

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 Board. Contact Creative if you need a key to the gate. The Board is considering a new key lock system that will cut down on keys being duplicated and given to non-residents.

Plumbing:

Please do not discard grease and other waste down your sink as this causes pipes to clog and back up. Also, be careful what you flush in your toilets (no paper towels, diapers, etc.). Make sure all toilets are in good working order, including all water supply lines. Owners are responsible for water damage to their unit and any adjacent units. One day a month is set aside for routine plumbing work. Please contact Creative if plumbing work is to be done in your unit so that the common water supply can be turned off on that day. Only two plumbing companies are authorized to turn off and restart our boiler system. If anyone else tampers with our boiler system for the purpose of turning off the water supply or any other purpose, the owner involved will be charged back to have our authorized plumbers reset the system. This has occurred recently and only cost the HOA more money to have boilers repaired. Contact Creative for further information.

Pets:

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.

Security:

We all need to be constantly vigilant and aware of our surroundings. PLEASE KEEP YOUR GARAGE DOOR CLOSED AT ALL TIMES. Let’s not give would-be thieves the opportunity to take items in plain sight. We all need to be extra careful. If your guests park in the visitor parking area or on Drava, please do not leave valuables inside the vehicle. Please report suspicious behavior to the Sheriff’s Department as soon as possible.

Trash:

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.

General Information:

Red Oak Townhomes is a place we all call home and as such, we all deserve to make it the best possible place to live. If anyone has any questions or problems, please contact Creative Property Management. 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.