



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

December, 2010

A note from the Board:

As this issue was being developed, fliers have been disseminated on the property to all units describing “health risks” and other topics. These fliers were not approved by the Board and were distributed in violation of HOA regulations. As the scientific and medical information in the fliers have yet to be confirmed as accurate, the editorialized comments are disturbing to say the least. The Board wants to address these issues directly.

Yes, animal fecal matter on the property has been and continues to be a priority with the HOA Board of Directors. Together with Creative, we are doing all that is possible in accordance with the deed restrictions to persuade residents to clean up after their pets on the property. Not to clean up after your animal’s waste in the Common Areas is strictly prohibited by the Rules governing the Association. As it has been clearly stated in this newsletter, as well as other official documents of the HOA, it is the sole responsibility of all animal owners to pick up and dispose of all animal feces in a sanitary manner. This manner does not include depositing the feces in the storm drains. This contaminates the runoff into streams, rivers, lakes and ultimately the Gulf waters near the coast. If animal owners continue to ignore this responsibility, the HOA will have no other recourse than to have someone else collect and dispose of this fecal matter. We believe that most act responsibly in this manner and there are just a few that refuse to comply.

One Red Oak resident has been witnessed distributing foreign substances (we believe it is a form of pepper) on the Common Areas. This behavior is also strictly prohibited by the Rules regulating the Association. There have been reports of animals becoming ill after coming into contact with this substance. We would hate to imagine the severe pain an adult or child would endure if this substance was innocently intermingled with mucus membranes or ocular fluid.

Furthermore, it has been suggested in the same fliers that Creative Management and the HOA Board have “managed a decrease in your property values.” It is clearly documented that all property values for determining a property’s tax liability is conducted by the county. Unfortunately, most all property in this area and surrounding areas has experienced a decreased in value, some more than others. This is simply an unfortunate reality facing everyone in the current socio-economic morass. Neither Creative nor the HOA Board has any control over the appraised value of our units.

For those who are seeking a change in the direction of the Association, please make a point to attend the annual meeting in March, 2011. Given a quorum, nominations and an election to the Board can take place. The Board has sought participation from owners to no avail. We have sought owners to join committees, neighborhood watches, Board positions but a scant few have stepped forward to give of their time and talent.

Along those lines, a majority of the Red Oak Board members are involved in several groups whose mission it is to revitalize the 1960 corridor. One of these groups is the Cypress Creek Community Coalition. These are serious people who live in the 1960 area and are committed to changing our community for the better. There is a Westador revitalization group and the Renaissance 1960 Group. Please see the Red Oak web site (redoaktownhomes.weebly.com) for more details on getting involved in taking back our neighborhood.

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. The web 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.

While we still have some parking issues, we continue employ the use of a towing company. They drive by sporadically, check the areas behind the garages and the fire zone areas and tow illegally parked vehicles when deemed necessary. Please be sure your vehicle is attended since it will be towed without warning. If absolutely necessary to have a vehicle removed due to a lack of egress, call the towing company. Their signs are posted around the property. Official contractor vehicles will not be towed if work is being conducted on a unit.

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. 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.

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.