



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

July/August, 2010

A note from the Board:

Now that summer is in full swing, the pool is being used frequently. Remember, only residents of Red Oak and their guests are allowed to use our pool. Please do not leave the pool gate propped open since it must be locked at all times. When the pool gate is left ajar, the Association is open to huge liabilities and it also allows non-residents from surrounding apartment complexes to use our pool and deck. Many have witnessed people walking onto our property and requesting access to our pool. Do not allow those without a key to access the pool area. The Association paid a significant amount of money to update the pool and deck a few years ago and it is reserved for Red Oak residents only. A key to the pool gate can be requested by contacting Creative Management. Proof of residency will be required.

Private or public pool parties are strictly prohibited without written permission from the Board. As the pool belongs to all Red Oak residents, these pool parties restrict the use of the pool by other residents. Please contact Creative Management before any party is planned so that permission can be granted. A deposit may be required to cover any damage or abuse, the number of guests will be limited due to the size of the pool and a time limit may be necessary.

Please be careful when using the pool and deck furniture. Follow all pool rules as stated in the pool area. Pick up all trash and dispose of it in the trash can. Do not leave toys or other personal items in the pool area. Thank you.

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 have hired a new towing company which should help tremendously. They will 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, call the towing company. Their signs are posted around the property.

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.

Project – Replacement of Patio Fences/Gates:

All personal enhancements should be kept inside patios and not in the Common Areas during the duration of this project. While the fences are being replaced, all items should be taken off the inside of the fence in the patio area. The new fences on the Red Oak Drive side will be completed within a few weeks.

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. This also kills the grass and the added expense of replacing grass will be taken out of our monthly fee.

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. 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.

Have a wonderful and safe summer!