



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

March, 2010

A note from the Board:

Spring is approaching! We have a wonderful community! Let's get out and meet our neighbors!

Hats off to Eduardo! He's in the process of building the new fencing and is doing a fantastic job!

With the Board's continued support of high standards for Red Oak, landscaping will continue to improve as funds are available. All personal/individual landscaping that is done in the Common Areas outside the patio fence **must** be submitted in writing to Creative and approved by the Board before anything is planted, changed or removed so as to comply with the overall landscaping plan for the property. This also applies to personal decorations in the Common Areas. The Landscape Guidelines will continue to be enforced. We want to always have a beautiful place to come home to!

We want to take this opportunity to welcome all new residents! We are so glad that you've made Red Oak your new home. A copy of the Rules and Regulations is posted near the mailboxes and we all should be familiar with the Resolutions, Declarations and the By-Laws of the Association. Should you have any questions, comments or problems, please free feel to contact Creative Management Company, our property management company at (713) 772-4420 or you may report your work orders via email at workorders@cmctx.com.

Again, welcome!

Red Oak Board of Directors

Annual Meeting:

The "Annual Meeting" will be held at Cali Clubhouse (17715 Cali Dr) on Thursday, March 25, 2010 at 7:00 p.m. Please mark your calendars! We hope you can attend. If you are unable to attend please be sure and mail your proxy to Creative or give it to someone who will attend. Make your vote count!

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.

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 and the vehicle must not remain unattended. 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 lot 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.

Pets:

All pets must be on a leash at all times while outside your unit in the Common Areas. Animals must not be left alone and/or on your patio and 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. Failure to do so will result in a warning and subsequent fines. We have individuals monitoring and reporting offenses to the Board and to Creative. Please be considerate of your neighbors and visitors!

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.

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.

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.

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 Spring & Summer!