



RED OAK TOWNHOMES

Homeowner Association

Red Oak Townhomes Homeowner Association Newsletter

October, 2009

A Letter from the President:

The new roof replacement project is now complete and we can look forward to a quality and long lasting roof system. An independent inspector will inspect the finished roof and report to the Board as to the quality and workmanship of the project. Since our investment is substantial, the Board believes this additional inspection is required as a prudent step to ensure the project is up to the Association's standards

Now that the project is complete, the special assessment will commence. Due to the foresight of the Board and our management company, we have been able to postpone this assessment until January 1, 2010. Within the next few months, details will be provided to all owners as to the monthly payment amount, one-time lump sum payment amount and term of the assessment. As we discussed in previous HOA meetings, the term of the assessment will not exceed three years. Coupons and other pertinent information will be forthcoming within the next few months.

Along with the new roof project, the Board will continue to make improvement to the property. The new fence project continues and will be an on-going concern for many months to come. Eduardo is doing a superb job on the new patio fences. The new fence that has been installed and all subsequent fences will be applied with a sealer to increase their lifespan as well improve the overall look. Other projects, such as landscaping, will also be done.

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

I would like to take this opportunity to express my gratitude to the Board members for their loyal and dedicated service to our Association. Furthermore, on behalf of the Board and the entire Association, I would like to offer our sincere thanks to our property manager, Jim Miller, who has served our HOA with expert ability and great distinction. The way forward will be seen with hope and with the belief that Red Oak Townhomes will continue to be the home with which we can be proud. Thank you.

Bob Kish

Welcome new owners/residents!

Should owners have any questions, comments or problems, please feel free to contact our property management company at (713) 772-4420 or contact the Board directly at RedOakHOA@hotmail.com. You should have received a copy of Red Oak's By-Laws and Rules/Regulations at closing or from your landlord. If you did not and would like a copy, you may obtain one from Creative for a minimal fee or check the Red Oak web site. All rules and regulations are strictly enforced. The Rules and Regulations have been posted on the bulletin board near the mailboxes for review.

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.

Parking:

Parking 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. Parking behind garages or on the main driveway in front your unit for more than this period of time 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.

Pets:

All pets must be on a leash at all times while outside your unit in the Common Areas. 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.

Plumbing:

Please do not discard grease and other waste down your sink as this causes pipes to clog and back up. 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, the owner involved will be charged back to have our authorized plumbers reset the system. Contact Creative for further information. **The issue of the Moen single handle faucet and their cartridge replacement came up at the Town Hall Meeting. A significant amount of HOA money was spent to isolate a "cross-over" problem in a few buildings that caused a lack of hot water. The single handle faucets in the bath tubs have cartridges that need replacement from time to time, usually once a year. If not, hot water can flow over to the cold side (and vice versa) and cause problems for the entire property since Red Oak is plumbed in a common or looped system. Please have these checked and/or replaced. A licenced plumber maybe required and the water may need to be shut off. More information can be found on the Internet.**

Trash:

Trash should be placed outside your garage door the mornings of Tuesday and Friday before 6:30 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 cans are not allowed. All trash must be tied in plastic trash bags. Trash that is left out after 7 AM AND is not picked up should be brought into your garage until the next trash day.

Patio Fences/Gates:

As you can see, the patio fence replacement project has begun. Two to three units will have their patio fence replaced per month. This project started on the main drive and will be an on going concern. If your unit's fence is slated to be replaced, please make sure all items are off the fence so as to facilitate the removal of the old and installation of the new fence. All personal enhancements should be kept inside patios and not in the Common Areas.