



**STEP 1**  
Review CCR  
Guidelines  
& standards

**STEP 2**  
Submit your  
Request

**STEP 3**  
ACC reviews  
your Request

**STEP 4**  
Once  
Approved,  
start your work

**Before making any exterior changes, you must first file an ACC request.  
DEED RESTRICTIONS ENFORCED**

The ACC helps keep the community aesthetically pleasing, thereby maintaining both curb appeal and property values. The committee must go through each application in good faith and make decisions based on sound judgment and reason. Reviews of the application must be based on the architectural guidelines found within the association’s governing document. As such, you must do your best to comply with the standards enforced.

Starting the construction or installation process without approval from the ACC and HOA board will only waste your time and money. The ACC may force you to undo what has already been done and start over according to the guidelines. It may even lead to a delay in the project.

If the ACC finds you in violation of the architectural guidelines, it will usually send you a warning letter. The ACC may also impose a monetary fine as a result of the violation.

If you are planning to improve or change the exterior of your home or your yard, follow this simple process:

**Step 1:** Review your CCR Deed Restrictions and Guidelines before planning your improvement.

**Step 2:** Submit your Request for Architectural Change. The ACC form is found on our Website.

When appropriate, sketches, drawings, photographs, renderings, etc. are extremely helpful to the committee as they review the request.

**Step 3:** Allow the Architectural Control Committee (ACC) time to review your request.

**Step 4:** Start your project once approval is received.

Remember — following this process is easy, and can also save a lot of time and effort in the long run as unapproved changes to your property could result in fines or other enforcement action.

Email [WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com) if you have any questions.



Oct-Dec  
2021



# White Oak Springs

[www.whiteoakspringshoa.com](http://www.whiteoakspringshoa.com)



**September Yard of the Month Winners**  
"Misael & Janeth Espinoza"



**August Yard of the Month Winners**  
"Elsa and Aldo Garcia"



**July Yard of the Month Winners**  
"Tiffany and Jay Rene"



## HOA BOARD OF DIRECTORS

Eugene Watkins, President

Marie Godard, Treasurer

Jay Hooper, Secretary

Erika Valdez, Director

Aldo Garcia, Director



## **5 Reasons Why You Should Attend HOA Meetings**

If you are a homeowner, the safety and cleanliness of your home along with its surroundings are very important to you. Homeowners should at least attend the meetings regularly so that you may have a say when it comes to the community. There is often a portion of time devoted to allowing members to speak at meetings. The next time you see a meeting notification, here are a few reasons why you should consider marking it on your calendar and attending.

### **1. Stay Informed**

Yes, you receive meeting minutes, email updates, and newsletters, but they are just highlights of what is happening. By attending HOA meetings, you are able to hear the discussions, recommendations, and concerns first-hand. You can learn more about how and why decisions were made and what is in the works for the future.

### **2. Get Involved**

There is often a portion of time devoted to allowing members to speak at meetings. This is a great opportunity to make your voice heard if there is something you have questions about or want to share regarding what is happening in the community. In addition, you can learn more about ways that you can get involved through volunteering and committees. Put your talents to use and make a positive difference in the neighborhood by supporting the HOA.

### **3. Vote**

The annual meeting is when your HOA board members are voted on. This requires a quorum, which means a certain number or percentage of members must be in attendance. It is your chance to have input on how the association is run, the budget, and what projects or plans are set for the future, by becoming a board member and become a leader in the Community.

### **4. Understand Community Management**

You pay dues every year, but do you know how that money is being spent? Do you know why the HOA had to increase fees or pay the entrance brick walls to be repaired? By attending meetings, you can gain more insight into exactly what decisions are being made and how the community is being managed.

### **5. Meet People**

Meetings bring everyone together and can allow you to introduce yourself to neighbors and other members you may not see very often. You can see who is concerned about what issues or has recommendations for changes.

Take the time to get involved in your community and understand what is happening and why. Rather than sitting back and assuming others will speak up or are doing the right thing, attend meetings and see for yourself. Find out how you can play a more active role in improving the neighborhood.

Watch for news on our Website at [www.whiteoaksspringshoa.com](http://www.whiteoaksspringshoa.com).

# Helpful Information

## Emergency Numbers

Ambulance, Fire, Sheriff: 911  
Poison Control: 800-222-1222

## Non-Emergency Numbers

Harris County Sheriff: 713-221-6000, option 6  
Police CCL Constable: 281-463-6666  
FBI: 713-693-5000  
Alarm Permit (Home) [www.harriscountytexas.gov](http://www.harriscountytexas.gov)  
Cy-Fair Volunteer Fire Department: 281-550-6663

## Chamber of Commerce

Cy-Fair Chamber: 281-373-1390  
Houston NW Chamber: 281-440-4160

## Local Schools

Cy-Fair ISD Administration 281-897-4000  
Lankim Elementary School 281-897-4775  
Arnold Middle School 281-897-4700  
Cy-Fair High School 281-897-4600  
Lone Star College (Cy-Fair): 281-290-3200

## Hospitals

(HCA) North Cypress Medical Center 832-912-3500  
Memorial Hermann Cypress 346-231-4000  
(HCA) Cy-Fair Medical Center 281-897-3100  
Methodist Willowbrook 281-737-1000  
St. Luke's Vintage Park 832-534-5000  
TX Children's Katy 832-227-1000  
Tomball Reg. Medical Center 281-401-7500

## Government Officials (Harris County)

Attorney General 713-223-5886  
Automobile Registration: 713-224-1919  
Commissioner Tom S. Ramsey, P.E. 713-755-6306  
Department of Public Safety:  
(Mega Center) 281-929-5300  
Driver's License [www.txdps.state.tx.us](http://www.txdps.state.tx.us) 713-224-1919  
Harris County Clerk 713-755-6411  
Harris County Judge: 713-755-4000  
Harris County Precinct 3: 281-463-6300  
Harris County Tax Assessor 713-368-2000  
Harris County Tax Office: 713-224-1919  
Harris County Health Department: 713-439-6000  
Post Office 16635 Spring Cypress 800-275-8777  
Social Security Administration: 800-772-1213  
Taxes IRS 800-829-1040  
Taxes Appraisal District (HCAD) [www.hcad.org](http://www.hcad.org)  
713-957-7800  
Voter Registration 713-274-8683

Senior Citizen Bus program (Katy) 281-492-3680

## Government

Courthouses Bear Creek Annex 713-274-0800  
Courthouse Cypresswood Annex 713-274-6550

## Other Contacts

Special Pals (Lost Pets): 281-579-7387  
Dead Animal Pick-Up: 713-755-5000  
Animal Control: 281-999-3191  
Houston Humane Society 713-433-6421  
SPCA 713-869-7722  
Game Warden: 281-842-8100

## UTILITY PROVIDERS

Water & Sewer (MUD 248): 281-469-9405  
enTouch: 281-225-1000  
AT&T: 800-288-2020  
Comcast/Xfinity: 800-266-2278  
CenterPoint Energy: Gas Customer Service 713-659-2111  
CenterPoint Energy: Power Outages/Downed Power Lines  
800-332-7143 or 713-207-2222  
Electrical Retail Providers 866-797-4839  
Reliant Energy (Electricity) 866-222-7100  
Street Light Outages [slo.centerpointenergy.com](http://slo.centerpointenergy.com)  
Texas Electrical Choice Program: 866-797-4389  
Texas Pride Disposal: 281-342-8178



## Vehicles Blocking The Sidewalk

Residents are reminded that when parking in your driveway, please pull all the way in toward the garage. Please do not let your vehicle block the sidewalk. Vehicles that overhang the sidewalk make it difficult for pedestrians. Thank you for your cooperation.

[WWW.WHITEOAKSPRINGSHOA.COM](http://WWW.WHITEOAKSPRINGSHOA.COM)

# 2022 Annual Assessments are increasing!!!

Increase includes legal fees for new Senate Bill 1588 effecting HOA's, and our front entrance brick wall repairs.

**Please attend your next Community Meeting for more details.**

After 20 years of no maintenance done to the entrance brick marquees and wall, we started the work in 2020 and completed both marquees, and the outside of the north and south walls, leaving the inside of the two brick walls to be completed. We had four brick repair companies look over the inside of the walls and all have come back with the same feedback.

The walls are starting to collapse and need to be refurbished.

We have structural damages; the angle iron steel is totally degraded and rotted. They were installed over 20 years ago using mild angle iron steel that was never treated and are deteriorated.

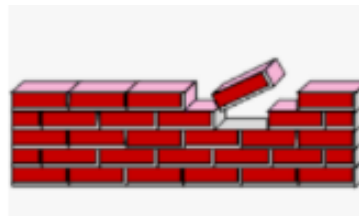
Below is the SB-1588 affecting our assessments and the lowest of 4 bids to have the Brick (inside wall) work completed.

**(New Senate Bill) SB-1588:  
TPC 209.004 – TREC Filings and New  
Management Certificate Requirements –**

E-Filings are completed with the County and the Texas Real Estate Commission (TREC) no later than Dec 1, 2021

Description	Total
Brick work as follows on south side of main entrance of sub-division: High pressure wash (8) single brick panels & (8) brick columns from the interior Re-mortar as needed Install new galvanized metal lintels Apply CP-500 water base sealer New mortar closest to match	\$4,000.00
Brick work as follows on north side of main entrance of sub division: High pressure wash (9) single brick panel including (9) brick columns interior only Re-mortar as needed Install new galvanized metal lintels Apply CP-500 water base sealer New mortar closest to match Materials, labor & final clean up on all above work	\$4,000.00
<b>Subtotal</b>	<b>\$8,000.00</b>
<b>Total</b>	<b>\$8,000.00</b>

## BEFORE & AFTER PICTURES





**OUR WATER METERS WERE UPGRADED TO AUTOMATED WATER METERS – PAID FOR BY MUD#248**

Capture Ultra-Low Flows and Monitor Flow Direction

Neptune® ProCoder™ R900/™



New Automated Water Meters were installed in White Oak Springs starting the week of July 17, 2021 and have since been completed. Thanks for our MUD248 water district for funding and providing these water meters and bringing White Oak Springs up-to-date.

**GREASE MONKEY**  
Oil Changes & More

10527 Huffmeister Rd.  
Houston, TX 77065  
281-807-LUBE (5823) Phone  
770-990-4581 Cell  
GMH1061@gmail.com  
100% Satisfaction Guarantee

Daniel Hassol                      Operations Supervisor

[www.greasemonkeyhouston1061.com](http://www.greasemonkeyhouston1061.com)

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AUTO REPAIR**

SUSPENSION & BRAKES  
A/C ELECTRIC & DIAGNOSTIC  
LIFT KITS & ALIGNMENT

10702 Huffmeister  
Houston, TX 77065  
281-469-6595

ASE  
CERTIFIED

HABLAMOS  
ESPAÑOL

# HOMEOWNER'S ANNUAL MEETING & ELECTION

Mark your calendar – Thursday, Oct 21, 2021



Election Notice  
9/24/2021

Proxy Notice  
10/11/2021

Election/Voting  
10/21/2021

New Board  
Announcement  
10/22/2021  
(Website)

**White Oak Springs Annual Meeting & Election is scheduled to be held in October.** It's not too late to start considering running for a position on the Board of Directors. Request for Candidate forms were sent out end of September.

If you are considering running for a position on the Board of Directors, please consider the following: Primary Board responsibilities include making decisions for the Association that preserve and protect the value of our homes; reviewing and selecting vendor services; helping to resolve homeowner issues; and monitoring the Association costs and budgets. If you are interested in serving on the Board or if you would like further information regarding Board Member responsibilities, please contact APM to place your name on the nominations. Consider volunteering your time and talents for the benefit of our community!

**BROTHER'S  
MOONWALKS**

WE RENT TABLES & CHAIRS FOR YOUR NEXT EVENT  
RENTA DE MESAS Y SILLAS PARA TU PROXIMO EVENTO

ENGLISH : 832-713-9093  
ESPAÑOL : 832-952-2211

Keep your  
dog leashed

Pick up after  
your pet

**BE CONSIDERATE**

**Hemwick Place  
Asphalt Rd Project**  
Road closure at  
our back entrance  
on Gentry Rd at  
White Oak  
Gardens!

(Dec 2021 - Dec 2022)  
**ROAD  
CLOSED**

**THINK**  
BEFORE YOU SPEAK!

Is it **TRUE** ?

Is it **HELPFUL** ?

Is it **INSPIRING** ?

Is it **NECESSARY** ?

Is it **KIND** ?

*"Speak only if it improves upon the silence." – Mahatma Gandhi*

# October to December upcoming events....

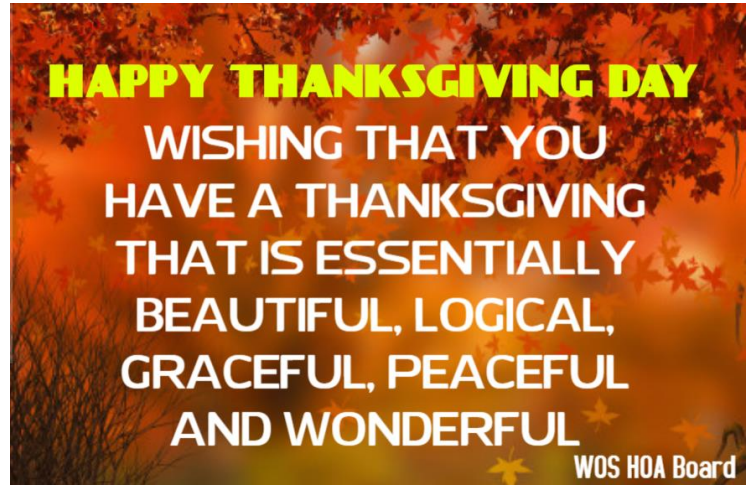


**TRICK OR TREAT**  
OCTOBER 31<sup>ST</sup>

**SAFETY FIRST:**

- \*Get in on the fun. Accompany trick-or-treaters younger than age 12.
- \*Set ground rules. If your child will be trick-or-treating without you, plan a familiar route and set a curfew.
- \*Inspect treats before indulging.
- \*Ration the loot. If your child collects lots of goodies, consider doling out a few pieces at a time.

White Oak Springs



**HAPPY THANKSGIVING DAY**  
WISHING THAT YOU  
HAVE A THANKSGIVING  
THAT IS ESSENTIALLY  
BEAUTIFUL, LOGICAL,  
GRACEFUL, PEACEFUL  
AND WONDERFUL

WOS HOA Board



White Oak Springs  
Presents  
**Christmas  
DECORATING  
CONTEST**  
Unleash Your Decorating Skills  
& Win a Gift Card!!  
1st, 2nd & 3rd Place Winners

**Winner Announced  
Sunday  
DECEMBER  
19th**

**No Entry Required  
All Residents can participate**

**HOW THE CONTEST WORKS** The WOS Board members will vote on the house that is Best Decorated!!!

**CATEGORIES:** TREE, HOME, WINDOW DECORATION  
Please comply with deed restrictions

For More Information send an email to  
WOSHOABoard@gmail.com  
[www.whiteoakspringshoa.com](http://www.whiteoakspringshoa.com)

If you have any questions,  
ask you HOA Board at  
[WOSHOABoard@gmail.com](mailto:WOSHOABoard@gmail.com)

