

WHITE OAK SPRINGS NEWSLETTER

April 2026



WHITE OAK SPRINGS
HOA Board Members Oct 2025-Oct 2026



Ronda Shepherd
President



Rafael Melgoza
Vice-President



Aldo Garcia
Secretary



Marie Godard
Treasurer



Henry Hernandez
Director

✉: WOSHOABoard@gmail.com
WWW.WHITEOAKSPRINGSHOA.COM



WOS Architectural Control Committee:
Marie Godard, Erika Pena-Valdez, Aldo Garcia, Robert (Bob) Napieralski, Ronda Shepherd

2026 Community Meeting dates:

April 15th

July 15th

October 21st

Meet us at the VFW Post #8905
21902 Northwest Fwy
7:00-8:00 PM (sign in at 6:30)



2026 Upcoming Holidays:

Easter: April 5

Mother's Day: May 10

San Jacinto Day: April 21

Memorial Day: May 25

Juneteenth: June 19

Father's Day: June 21

Important Contacts:

Action Property Management:

11078 Regency Green Drive

Cypress, TX 77429

Phone: 713-686-4692

Email: apm@actionproperty.net

Non-Emergency Sherriff for legal complaints

such as parking issues, vandalism, suspicious characters, excessive noise.

713-221-6000, Option #1

For emergencies dial 911

In This Issue:

Important Reminders

WOS Big and Bigger News!

Special Thank you!

Congrats Graduates!

Tax Time Reminder

MUD248 Elections

Summer safety

Hurricane information

Volunteer Opportunities

Business Referrals

Crime Awareness

WOS Cookout info

Spay and Neuter information

Trash Suspension Reminder

Important Reminders

- ❖ As of March 24, 2026, we have officially transitioned to surface water. As a result, the NHCRWA charge will increase. The rate will change from the current groundwater rate of \$2.60 to \$3.05 per 1,000 gallons for surface water. This updated rate will be reflected starting with the May bill. This conversion, managed by the North Harris County Regional Water Authority (NHCRWA), is part of a long-term plan to ensure reliable and sustainable water for our community. Please check Harris County FWSD 61's website for more information: <https://harriscountyfwsd61.org/>
- ❖ **Just a friendly reminder that trash suspensions will start soon! Are you going to be on the list? See page 17.**
- ❖ Along with this quarterly newsletter, the HOA Board shares important news and updates primarily through email. To ensure everyone stays informed, please check with your neighbors and confirm they've provided their email address to us. To be added to the distribution list, send your name, address, phone number, and email to WOSHOABoard@gmail.com. All contact information is kept confidential and is accessible only to the Board.

BIG NEWS!

MUD 248 has entered into a maintenance contribution agreement with the neighborhoods in the district. This agreement provides **\$10,000** in reimbursement for maintenance, inspection, landscape and repair of the playground and other equipment located on the Association's real property. What does this mean to you? It means once repairs or maintenance is done and paid for, we can file for reimbursement. This is going to help keep our assessments low and our playground area in pristine condition.

Thank you MUD 248!



BIGGER NEWS!

SHERIFF PATROL IS COMING TO WHITE OAK SPRINGS!

We are excited to share that—pending final approval from the Commissioner's Court in the second quarter of 2026—MUD 248 will soon have a dedicated sheriff patrol officer assigned to the area. This service will be fully funded by MUD 248 and will cover both White Oak Springs and White Oak Falls.

This is HUGE for our neighborhood.

Under the proposed contract, the patrol officer's responsibilities will include patrolling the district, preparing reports, appearing in court, investigating crimes, making arrests, and transporting suspects. With an officer assigned to our area, response times are expected to drop to just minutes.

The contract also says the officer will devote 70% of their time in the district, but we will be sharing their time with other districts in the area and vice versa. This gives coverage of our area 100% of the time.

A big thank-you to the MUD 248 Board for working diligently to bring this important improvement to our neighborhood.



SPECIAL WOS THANK YOU!

We want to extend a heartfelt Thank You to **Lee Waldheim** with Action Property Management as he retires from APM. Lee has played an essential role in guiding White Oak Springs through some of its most challenging years.

When Action Property Management stepped in back in 2018, our neighborhood was facing serious financial hardship due to previous bad management. We were struggling to pay monthly bills and had no reserves to fall back on. Thanks to Lee's leadership, expertise, and steady support, our community was able to regain stability, rebuild our reserves, and ensure that essential services—like lights, water, and trash—remained uninterrupted.

Lee, your dedication made a lasting difference in White Oak Springs. We are deeply grateful for everything you've done, and we will truly miss seeing you around the office.



Congratulations 2026 graduates!



Congratulations on this incredible milestone! Your hard work, dedication, and long nights have finally paid off, marking the start of an exciting new chapter. Be proud of this achievement, as it proves you can accomplish anything you set your mind to. Here's to a bright, successful future and your next big adventure!

Below is a link to all the cy-fair high school graduation information and live streams:

<https://www.cfisd.net/academics/graduation>

A quick Hello! from our WOS HOA Board. If you see us out there keeping the neighborhood beautiful give us a little honk!



Hi Neighbors,

Our community's MUD 248 Board of Directors election is coming up on May 2, 2026. This board makes crucial decisions about our water service, sewage, drainage, and walking trails, directly impacting our property values and taxes. Whether you are FOR or AGAINST, it is vital to make an informed decision and cast your vote.

We're on the MUD248 Board and we're reaching out to encourage everyone to take a few minutes to vote. It's a great way to ensure our voices are heard regarding the services we use every day, as well as future growth in our district.

Some information known regarding the candidates on the ballot:

- One candidate is a large business owner in the district
- One candidate is the President of one of the HOA's in the district, and lives in an HOA community
- One candidate & incumbent lives in an HOA community
- One candidate & incumbent owns property but does not live in the district.

You're welcome to contact either of us directly if you have any questions. Please make a plan to vote early or on Election Day! Let's help shape the future of our neighborhood and district!

Thanks, Marie Godard & Ronda Shepherd

HC MUD #248 Director Elections – Please Plan to Vote for Your MUD248 Directors

The next election for the Municipal Utility District will be held on **May 2, 2026**, with **early voting between April 20 to April 28**, except on April 21st in which the election day is close. There are currently two (2) board of director positions for vote, with four (4) candidates placed on the ballot. Each resident in MUD248 will have the opportunity to vote for two(2) candidates on the ballot.

To be qualified to serve as a director, a person shall be at least 18 years old, a resident citizen of the State of Texas, and either own land subject to taxation in the district or be a qualified voter within the district.

The location(s) of the election will be posted upon determination, but has currently been proposed at the following in-person voting location:

Hyatt Place Houston-Northwest / Cy-Fair

- 19813 Northwest Fwy, Houston, TX 77065 (next to Tesla Houston)
- (281) 955-5070

Early voting will run between 7am to 4pm on the following dates:

- Monday, April 20th
- Tuesday, April 21st (CLOSED)
- Wednesday, April 22nd to April 28th

Election day voting will be between 7am to 7pm and on the following day:

- Saturday, May 2nd

Reckless Drivers

A recent AAA Foundation for Traffic Safety survey found that about **8 million U.S. drivers admitted to engaging in extreme road rage behaviors**, such as intentionally hitting another vehicle or exiting their car to confront someone.

Here are some tips for handling aggressive drivers:

- **Avoid eye contact.** Ignore gestures and do not respond.
- **Safely create distance.** Make every effort to move out of their way.
- **Check your pride.** Do not challenge them by speeding up or blocking their lane.
- **Wear your seat belt.** It keeps you secure and in control.

What can you do to protect others from an aggressive driver?

- **Report them to authorities** with details like vehicle description, license plate, location, and direction of travel.
- **Only report if safe.** Pull over or have a passenger make the call.
- **If a crash occurs**, stop at a safe distance, wait for police, and share what you witnessed.

R.A.M.P. Up for Safety

Remember the acronym R.A.M.P. to remind yourself of four principles of safety:

- **Recognize** hazards
- **Assess** the risks of hazards
- **Minimize** the risks of hazards
- **Prepare** for emergencies (expect the unexpected)

6 TIPS FOR SUMMER SAFETY

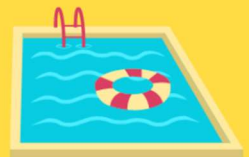
KEEPING CHILDREN SAFE THIS SUMMER

Prevent heatstroke



Look before you
lock your car.

Secure pool areas



Don't leave children
alone around water.

Protect from bug bites



Use sprays, clothing, or
window screens.

Use sunscreen



Apply often when
playing or swimming.

Stay hydrated



Water is best to
stay hydrated

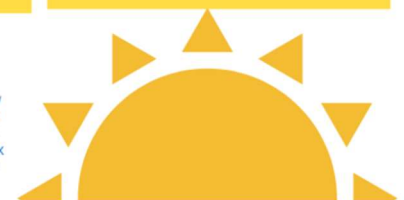
Keep cool



Avoid outside when
sun is hottest.

Visit www.papromiseforchildren.com
for more tips.

Administration for Children & Families <http://1.usa.gov/>
American Academy of Pediatrics <http://bit.ly/1X9kYe0>
Center for Disease Control <http://1.usa.gov/1CRUdly>
Academy of Nutrition and Dietetics <http://bit.ly/11x8OSX>
Center for Disease Control <http://1.usa.gov/1nUFsDy>



Hurricane season 2026 - June 1 thru November 30

Forecasters are monitoring a likely El Niño as the 2026 Atlantic hurricane season approaches, anticipating a potentially below-average storm count but warning that major hurricanes can still occur. NOAA predicts roughly a 60 % chance of neutral or El Niño conditions early in the year and a 59 % chance of El Niño during the peak months, while other factors such as Atlantic Sea surface temperatures and the African monsoon may also influence activity.

2026 ATLANTIC STORM NAMES		
ARTHUR	HANNA	OMAR
BERTHA	ISAIAS	PAULETTE
CRISTOBAL	JOSEPHINE	RENE
DOLLY	KYLE	SALLY
EDOUARD	LEAH	TEDDY
FAY	MARCO	VICKY
GONZALO	NANA	WILFRED

Volunteer opportunities for 2026

The board is planning a hot dog cookout for Memorial Day weekend. We would like some volunteers to help cook and serve if you are available.

Please let us know!

If you would like to plan any other event, we are able to provide a budget! We just need help planning since everyone on the board works full time and are already handling a lot of board business. Please email

WOSHOABoard@gmail.com if you are able to help!

Business Referrals

Feature Business for 2026

The resident called Carlos Sandoval at this business to get a dryer vent pipe in the attic repositioned and also repaired. Carlos came recommended thru the NEXTDOOR app.

It is IMPORTANT to maintain your dryer pipes and vents from the risk for fire hazards. The dryer vent pipe was filled with lint and shifted over in the attic after having the shingles and roofing replaced.

Carlos's team were able to come out the next morning and immediately complete the work for an extremely reasonable price and took some extra customer care and service to a new level by cleaning up any lint residue that might have fallen into the house or as they walked out the doorway. Not many companies take that extra time to cleanup the work area after they complete their work.

Excellent workmanship, pricing, and completely professional. We will definitely call them again as needed for this work and other work advertised on their business card below. Great job Carlos Sandoval & team.

Support our local businesses!



SANDOVAL'S CONSTRUCTION
Residential and Commercial

Sherwin Williams
CARLOS SANDOVAL
832-329-6557

The card features a Texas state outline with a star, a hard hat, and a toolbox.



SANDOVAL'S CONSTRUCTION

STUCCO	INTERIOR & EXTERIOR
CONCRETE	PAINT
DEMO	FRAMING (METAL - WOOD)
PAINTING	CLEAN GUTTERS
SHEETROCK REPAIR	POWERWASH
TEXTURE	SIDING
PATIOS	

There is NO job big or small
Just give us a call!!!

832-329-6557

FREE ESTIMATES
WORK GUARANTEED

The card features a Texas state outline with a star.



J&D Glass

- Shower Door • Mirror • Glass •
- Paint • Ceramic • Fence •

Free Estimates

facebook Google

javierpadilla1975@gmail.com
832-955-9760

The card features images of various glass and shower door installations.



Alonso's Sprinkler service

Sprinkler repair
New System
Sprinkler
Maintenance

Alonso Gomez

936-994-6789 or 832-703-3461

The card features an image of a sprinkler system in operation.



Crime Awareness Corner

www.whiteoakspringshoa.com/crimeawarenesscorner

The HOA Board would like to keep residents in White Oak Springs aware of recent crimes by including this “Crime Awareness Corner” in our Newsletter and on our website. If you are a victim of a crime and would like it to be included in our next letter for awareness to other residents, please email the HOA Board at WOSHOABoard@gmail.com.

December 26, 2025: Missing trash container- A homeowner emailed the WOS HOA Board and reported that their trash container was missing after our Best Trash service on Friday, 12/26/2025. On 12/31/2025, one of the homeowner’s neighbors located the trash container, and it was returned to the homeowner. The was located near one of the benches along our MUD 248 walking trails.

We encourage all homeowners and residents to be neighborly and a good neighbor, and don’t move property that doesn’t belong to you. If you happen to see someone’s property in the wrong location, you’re welcome to knock on your neighbor’s door to ask if the item belongs to them, or if you wish to remain anonymous, please take a picture of the item, and email the picture to the WOS HOA Board at WOSHOABoard@gmail.com and we’ll ask around for you. For something like this, it can be reported to the HOA Board and APM (Action Property)



January 11, 2026: Crack Pipe Reported - A couple was walking our Walking Trails on Sunday morning and seen an empty water bottle along the trail. As they approached it to pick it up and throw it in the trash container, they noticed something shining in the sunlight. What was found was a broken crack pipe, which the couple safely picked up and discarded. Thank you to the homeowner who texted a WOS HOA Board member and reported this. These crimes have been communicated to the Sheriff's Captain. WOS unfortunately does not have a Deputy Patrol contract with the Sheriff's or Constable's office, but we continue to work with them on getting a program for patrolling our community.



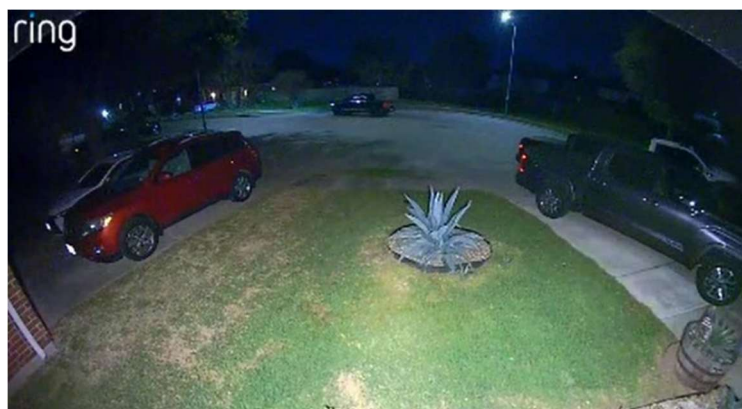
March 3, 2026: Playground Vandalism-A homeowner walked into the playground and found the metal sign that us homeowners paid for as part of the HOA dues. It's very sad to see such vandalism happening, especially when it was a great effort in getting a playground after more than 24 years of not having any recreation for small kids to play safely in. This was done on purpose and not accidental. We encourage all homeowners and residents to be vigilant and keep your eyes open and to report vandalism if you see anything happening. Thank you to the homeowner who report this. The HOA board will discuss installing a replacement sign as we can't press charges on anyone not allowed in the playground and creating mischief or damages without a Private Property sign.



March 19, 2026: A resident along the Boardwalk Pipeline easement had their very expensive black colored Limited Edition Ford pickup truck stolen from his driveway at 2:14am on Thursday, March 19 in our White Oak Springs subdivision. The vehicle thief came in thru the pipeline in the dark from the Power Chokes business at 10815 Huffmeister Rd. Unfortunately, there is no fence to block persons from entering thru the pipeline, both at the Power Chokes entry, or even along the 2 cul-de-sacs on White Oak Point Ct and White Oak Glen Ct. The homeowners that own these lots/units have intentional removed these fences in the past because of the cost of keeping them maintained.

A neighbor captured the thief or thieves driving away with the stolen truck on three (3) different ring cameras and provided this footage to both the resident who is the victim of this crime and the HOA Board to add to the Crime Awareness Report. Thankfully, no one was injured. The resident has reported this to the Sheriff's office and provided the footage, as well as the truck VIN. Several other homes with security cameras along White Oak Point Ct were contacted to see if they had any useful footage and because the stolen truck drove thru at a very high speed, there was no useful footage to be added to the police report.

If you see this vehicle or have surveillance footage (Ring/Nest) from 3/19/2026 2:14am, do not approach it. Immediately call the Sheriff's Office at 713-221-6000, option 1. As a reminder to all residents, please remove all valuables, lock your doors, and turn on exterior lighting at night. Thank you for your help in keeping our neighborhood safe.

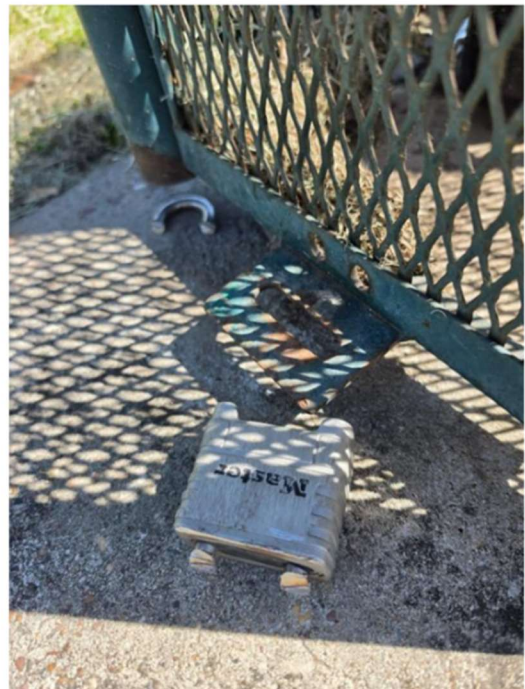


March 22, 2026: The HOA installed new red mulch and flowers Tuesday & Wednesday this week. This is a significant purchase at approx. \$2000, or all our homeowners, who are the HOA, in White Oak Springs. Sometime between the installation of the mulch and flowers, the HOA Board noticed that the sprinkler system did not appear to be working. The HOA Board had their monthly meeting this Sunday in the playground in order to inspect the equipment, playground mulch added, as well as to inspect the new mulch and flowers. Our landscaper was called on Sunday and came over to help us resolve why all the flowers were wilted and the sprinkler system did not appear to be working. What was discovered was that our water flow was shutoff at our main water line on the corner of White Oak Springs Drive and Huffmeister Rd, right at the corner of the Carniceria, and our bell housing was cut from the backflow and stolen. The combination lock was cut with a bolt cutter, and the brass check valving was cut-out and stolen. This is a 2-inch valving which is priced at about \$1400 to replace. It is very unfortunate and frustrating that this has happened as it effects all homeowners in White Oak Springs as they share the cost of this repair and replacement, and the flowers installed may need to be replaced if they dry-up and die. There is also no security camera footage at this time that shows when it occurred and by whom, but it would be sometime between Tuesday and Sunday morning.

Cut Bell Housing



Close-up of cut combination lock



Sample Picture of Check Valve that will need to be replaced, but ours is a 2-in





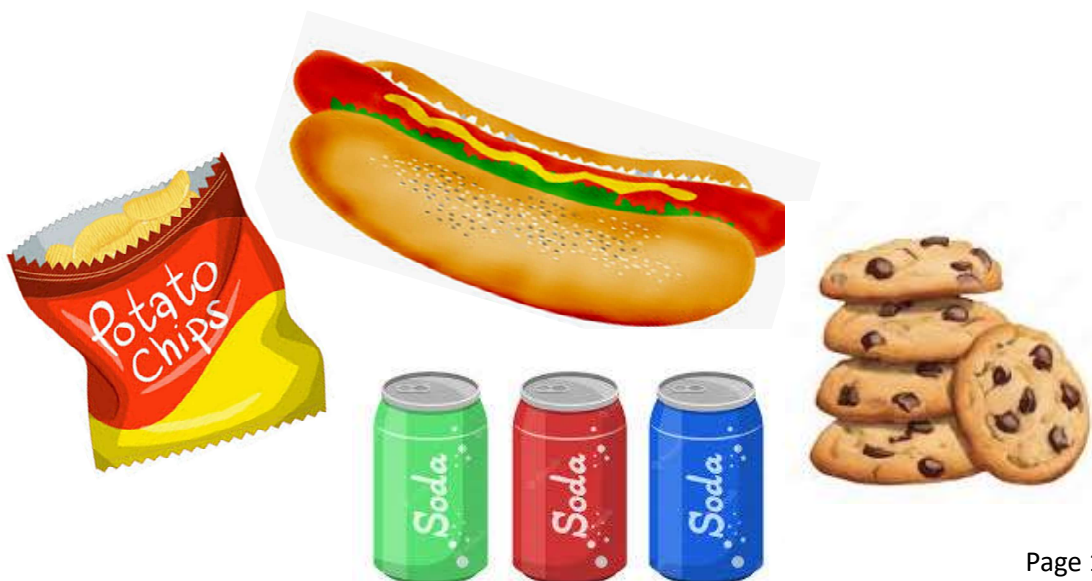
Having trouble getting those stains off your driveway? A neighbor recently suggested Goof Off Concrete Cleaner. We were told it works really well. Worth a try!



White Oak Springs HOA is planning a hot dog cook-out for Memorial Day weekend.

Stop by and meet fellow neighbors and bring the kiddos to play in the playground!

More information to come.



HOUSTON PETS ALIVE! SPAY & NEUTER CLINIC

Services We Provide

Canine Feline Trap-Neuter-Return (TNR) for Community Cats Specialty Surgeries Other Services

CANINE

2-40 lbs Spay/Neuter	130 / 125
40-60 lbs Spay/Neuter	150 / 135
61-80 lbs Spay/Neuter	170 / 135
In Heat/First Trimester Pregnancy	+25
Cryptorchid (price per testicle)	
• Inguinal	+28
• Abdominal	+38
Umbilical Hernia	+50
Hanging Dewclaw Removal	+20

VACCINES

DAPP	10
Rabies	10
Bordetella	15

PARASITE

Flea, Tick, Heartworm Preventative	3-23
Dewormers	5-32
Heartworm Test	20



Services We Provide

Canine Feline Trap-Neuter-Return (TNR) for Community Cats Specialty Surgeries Other Services

FELINE

Spay	85
First Trimester Pregnancy	+20
Neuter	75
Cryptorchid (price per testicle)	
• Inguinal	+10
• Abdominal	+15
Umbilical Hernia	+50

VACCINES

FVRCP	10
Rabies	10

PARASITE

Flea, Tick, Heartworm Preventative	3-5.50
Dewormers	4-8
FIV/FelV Test	35



Location & Hours

2800 Antoine Dr, Suite 2854, Houston, TX 77092

Surgeries take place Monday – Thursday

Drop off time: 7:15 am – 8:00 am

Late arrivals may not be accommodated that day

Pick up time: 2:00 pm – 3:30 pm

Please enter through the green clinic door at the back of the building by the play yard



This helps with the feral cat population!

Low Cost Spay / Neuter Clinics

These clinics offer low cost spay/neuter services. Please contact the clinic directly for current fees, hours and location.

All Cats Veterinary Clinic, SW Houston	(713) 664-2287
Animal Alliance Saving Animals, SE-LaMarque	(409) 933-1600
Animana Birth Control Veterinary, I-10 East	(713) 450-1444
Animal Friends of Washington – Connie Clinic, Brenham TX	(979) 277-0400
Canfel Care Animal Hospital, NW Houston	(281) 477-3577
Economy Pet Clinic, Missouri City/Sugar Land	(832) 539-6067
Greater Good, The, 1001 Dairy Ashford	(281) 496-5983
Gulfgate Animal Hospital, So Houston, Spanish-Speaking	(713) 643-5723
Houston Humane Society, So Houston	(713) 433-6453
KAAWS Clinic, NW Houston	(281) 200-2325
Long Drive Dog & Cat Hospital, SE Houston	(713) 643-0633
Panda Wellness Clinic, NW Houston	(281) 345-4101
Palm to Paws, SW Houston	(713) 981-6031
Richmond Animal Hospital, Richmond/Crosby TX	(281) 342-3431
Spay/Neuter Assistance Program:	
SNAP, Pasadena	(713) 433-1700
SNAP, Shepherd – Central Houston	(713) 862-8001
SNAP, Mobile Unit (call for schedule)	(713) 522-2337
Texas Litter Control, Spring	(832) 510-7622
West Hollow Animal Hospital, West Houston	(281) 531-9095

Support Low Cost Spaying and Neutering

Support low-cost spay and neuter programs with an **animal-friendly license plate** available from TX DOT. From the \$30 specialty plate fee, \$22 goes to the Texas Department of State Health to make grants to eligible organizations that sterilize animals for the general public at minimal or no cost.

Important Reminder: HOA Assessments Due & Trash Suspension Coming Soon

We hope this message finds you well. This is a friendly reminder that community assessments were due on January 31, 2026. As a reminder, according to our community bylaws, delinquent accounts are subject to the suspension of non-essential services, including trash pickup, so please be sure to have your assessment paid in full, or have a signed payment plan in place to avoid any suspensions.

Suspension Date begins approx. April 15th, 2026.

How to Pay:

- **Online Portal:** <https://www.whiteoakspringshoa.com/payfeesonline>
- **By Mail:** White Oak Springs HOA, c/o Action Property Management

11078 Regency Green Dr, Cypress, TX 77429

If you have already made payment, please disregard this notice. Thank you for your cooperation in keeping our community clean and in good standing.



Trash Schedule (Effective Sept 12, 2025)

- **Trash Pickup:** Every **Tuesday & Friday**
- **Time:** Place items curbside by **7:00 a.m.**

Accepted Trash Guidelines

- Use **personal trash cans** (30–50 gallons) or **bags** (≤ 40 lbs)
- **Heavy Trash** (every pickup day):
 - Yard waste: ≤ 4" diameter, ≤ 4' long, tied bundles (≤ 40 lbs)
 - Limit: **3 cubic yards** (≈ 10 bags or bundles)
 - Large items: **2 per pickup day** (e.g., furniture, mattresses)
 - Carpet: ≤ 1 room, cut < 4' wide, tied bundles (≤ 40 lbs)
 - **Freon appliances:** Must be drained with proof of service

Excluded Items

- Construction debris, hazardous materials, liquids (e.g., paint, oil)
- Tires, batteries, rocks, bricks, concrete, insulation
- Items from private contractors

Holiday Schedule

- No pickup on: **New Year's Day, Independence Day, Christmas Day**
- Service resumes next scheduled day

Contact Info

- **Phone:** 281-313-2378
- **Website:** www.best-trash.com use our CHAT feature!
- **Email:** customerservice@besttrashtexas.com