

White Oak Springs



2025 December Financials

AGENDA

- Establishment of Quorum
- Introductions of Board Members
- Review Meeting Minutes
- Financials
 - 501-4C status
 - Reminder for assessments
- Old Business
 - Mailbox thefts and planning maintenance
- New Business
 - Christmas décor removal reminder
 - Newsletter now digital only
 - MUD248 news
- Crime Awareness
- Homeowners Forum
- Adjournment

White Oak Springs Homeowners Association

2025 Quarterly Community Meeting

July 16, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, July 16, 2025, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

1) Quorum/Call to Order:

A quorum was not established at 7:00 pm so the meeting was delayed for 5 minutes to establish a quorum. Once a quorum was established by attendance of 10 homeowners, 1 APM representative, Board President, Ronda Shepherd, called the meeting to order at 7:06 pm.

Board of Directors Present:

Ronda Shepherd, President
Marie Godard, Treasurer
Aldo Garcia, Secretary
Henry Hernandez, Director

Absent

Rafael Melgoza, Vice-President

Community Manager:

Lee Waldheim was present from Action Property Management (APM)

2) Introductions

Introductions of the HOA Board and APM representative were made by Ronda Shepherd.

3) Minutes

The minutes from April 16, 2025, were approved by Aldo Garcia, Secretary.

4) Financial Report

○ Discussed financial report:

CITBank Operating:	\$ 6,214.15
CD Bonds @4.86%:	\$ 9,555.12 (\$9K CD matures 6/20/2025-CITBank)
Alliance Operating	\$40,940.74
Alliance Reserves	\$48,400.38
CD Bonds @4.31%	<u>\$51,084.21</u> (\$50K CD matures 7/9/2025-Alliance)
Total	\$156,194.60

- CD with CITBank for \$9K mature and was closed and deposited into the Alliance Operating.
- CD with Alliance for \$50K and re-invested into a new 7-month CD at 3.88% interest.

- CITBank operating account was closed and \$6214.15 was deposited into the Alliance Operating account.
- 501-4C status: Paperwork in progress with Accounting Firm
- Texas Pride has sent in the annual increase of 3.75% effective July 1, 2025, and later sent a second rate increase as described as an amendment effective September 1, 2025 from \$16.04 plus taxes to \$24.46 plus taxes per household, per month. This is a 52.5% increase not budgeted for in 2025 and will require a significant annual assessment increased of approx. \$110.00 per lot/unit. The WOS HOA Board has asked APM to get bids from other trash service companies however it appears that all rates have increased significantly.
- Reviewed website statistics and let the attendees know that in the month of June 2025 there were 52 queries on our website with 41 being unique or new devices.

5) Old Business

- Sidewalk repair project with Harris County is delayed due to 2024 storms delaying all projects.
- Sidewalk extension from White Oak Point to the Gas Station entrance has been added to the Harris County future projects.

Crime Awareness: Two incidents to reports.

- Homeless persons living in the ditch at the far end of the walking trails. HOA Board member volunteered and did cut down the overhanging branches so that the area was open and not promoting persons to hide in the trees.
- Attempted break-in at a home where entry into WOS was via the Gulf South pipeline near the Choke Poke business. The criminal attempted to disable a garage door opener with a device while the homeowner shouted to go away over their security camera. The criminal did not leave until he realized that he was not going to be able to open the garage door. This crime was reported to the police.

6) New Business/Open Forum

- Henry H reviewed all the worked done in the front of the entrance, including the improvements in landscaping, planting of new shrubs along the perimeter wall on the north side, and flowers in the front.
- Ronda followed up with a question from the April meeting regarding the retention ponds with overgrown behind the gas station. Ronda submitted a "Neighborhood Nuisance Request" for an inspector to investigate back on May 7, 2025, and has been following up on the status of the request with no returns or statuses provided. Ronda plans on continuing to follow-up with the Harris County inspector.

- A homeowner in WOS voluntarily sent a letter to the owner of the Mobil Gas Station, also copying Harris County Public Health and WOS HOA.
 - July 2m 2025 there was a crew that did some cleanup effort, but no effort was made to cut down and remove the trees that overgrew in both ponds, as well as the growth along the WOS perimeter fencing.
 - A request from a homeowner was to find out where the properties lines are for the perimeter fencing of WOS and any owners of the retention ponds.
 - HOA Board will attempt to investigate but this is not part of the WOS HOA.
 - Homeowner asked about what is to early for putting your trash out before a trash day service. Ronda replied that the trash can be place out the evening before trash service, but no sooner.
 - Homeowner asked what constitutes a trash suspension. Marie explained that the only reason a lot/unit is on trash suspension is before they are delinquent on their annual assessment, which would include any late charge or interest fee.
 - Homeowner asked if Texas Pride doesn't pickup the trash left out, how do you get it picked up. Marie explained that Texas Pride's website outlines what the rules are for trash pick-up as well as what they do not pick-up. Then asked about heavy large items, and Aldo added that Texas Pride will pick these up separately for a price at the request of the resident. This cost and pickup is charged separate and to the resident directly.
 - Homeowner asked is solicitors are allowed in the neighborhood. Ronda answered that they are not allowed.
 - Homeowner who just moved into the neighborhood asked if it is permitted to walk the streets in WOS. Marie replied that it is permitted, and that WOS has walking trails as well around the ponds as well as a playground for our kids. Playground code was provided to the homeowner.
 - Homeowner asked about street parking on the wrong side of the street. Ronda responded that this is against the law and that the homeowner is free to call the non-emergency number to have the parking violation reported so that a deputy will go out and ticket the vehicle.
 - Homeowner asked about the excessive vehicles on White Oak Gardens Dr and that this resident appears to be running a mechanical business from his home. There have been many complaints on this address and the board responded that APM is handling this as the law permits, and requested that pictures be taken and sent to APM so that violation letters are sent so this gets addressed.
- Crime Awareness: Three incidents to reports, also found on the website.
- Suspicious van that was seen driving out of the walking trail in front of the mailbox on White Oak Springs, driving without lights on. It was followed and went into the parking lot across from the gas station where it remained with engine idling for about 5 minutes than

drove off down Huffmeister towards HWY 290 with its lights remaining off. Just a reminder to be vigilant in the event that this is persons camping on the walking trails at night on our reserves.

- Homeless persons on a discarded mattress next to the Gas Station.
- Theft of package on the front entrance of a home on White Oak Creek. Seen on camera a young male on a bike wearing with a light-colored tuque on his head and carrying a red bag seen running up a driveway and sprinting away with the stolen package and seen getting on his bike and driving off and out of view. It appears to be an electric bike as he doesn't appear to be doing any pedaling.

7) Raffle

Raffle winner for the meeting was Mahesh Rupani, who won a \$25 Home Depot gift card.

Ronda Shepherd adjourned the meeting at 7:597 pm

Approved: Board Member, White Oak Springs HOA

Co Pd 12
Co Yr 2025

WHITE OAK SPRINGS
Monthly Summary
For the month of December
Year 2025

Description	Amount	Year to Date
MONTHLY INCOME	931.42	84,834.02
TOTAL MONTHLY EXPENSE	4,776.08	86,255.49
NET MONTHLY INCOME (LOSS)	(3,844.66)	(1,421.47)
TOTAL CASH		146,531.15
ALLIANCE OPS ACCT 9875		44,789.28
ALLIANCE MM ACT 8686		49,637.47
FCB OPERATING ACCOUNT		0.00
AAB CD 3.88% 02-09-26 8686		0.00
FCB CD 4.75% 1YR 0320-25 1997		0.00
FCB CD 4.75% 9MO 1220-24 1999		0.00
FCB CD 4.75% 6MO 0920-24 2001		0.00
FCB CD 4.75%12MO 0620-25 2002		0.00
CAB BANK RESERVES		0.00
ALLIANCE CD4.31% 12-09-25 8619		52,104.40

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	ALLIANCE OPS ACCT 9875	21,977.92		44,789.28	
1015	ALLIANCE MM ACT 8686	206.31		49,637.47	
1020	FCB OPERATING ACCOUNT	0.00		0.00	
1030	AAB CD 3.88% 02-09-26 8686	0.00		0.00	
1040	FCB CD 4.75% 1YR 0320-25 1997	0.00		0.00	
1041	FCB CD 4.75% 9MO 1220-24 1999	0.00		0.00	
1042	FCB CD 4.75% 6MO 0920-24 2001	0.00		0.00	
1043	FCB CD 4.75%12MO 0620-25 2002	0.00		0.00	
1050	CAB BANK RESERVES	0.00		0.00	
1060	ALLIANCE CD4.31% 12-09-25 8619	165.63		52,104.40	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments	1,318.00			820.50
2012	Refund for Over Payment		0.00		-201.74
2013	Assessment Pre-Payments		27,512.52		32,872.52
	** C A P I T A L **				
3110	Retained Earnings		0.00		114,461.34
	** I N C O M E **				
4015	2025 Assessment Income		0.00		73,552.00
4016	2026 ASSESSMENT INCOME		0.00		0.00
4020	Interest & Penalty Income		446.14		2,693.28
4030	Collection Fees Reimbursement		0.00		450.00
4040	D/R Enforcement Income		300.48		2,054.01
4050	Payment Plan Income		0.00		100.00
4060	Legal Fee Reimbursement		12.15		2,580.72
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		172.65		3,404.01
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	800.00		9,400.00	
6120	Landscape Extras	0.00		5,010.00	
6130	Irrigation Repairs	0.00		1,260.00	
6140	Signage and Fence Repair	0.00		860.00	
6150	Force Mows	0.00		0.00	
6160	Play ground	0.00		0.00	
6180	Miscellaneous Repairs	0.00		1,927.46	
6210	Electricity	843.56		8,389.11	
6220	Trash Service	0.00		28,963.34	
6230	Water	316.80		884.02	
6240	Cameras	0.00		4,860.00	
6250	Website	523.05		600.27	
6260	Storage	116.00		1,378.00	
6310	Management Contract	773.71		9,284.52	
6320	Management Extras	0.00		0.00	
6330	Postage	129.86		1,430.93	
6340	Copies	67.34		782.44	
6350	Collection Expense	0.00		370.00	
6360	Deed Restrictions Expense	50.00		750.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	45.00		45.00	
6390	Meeting Expense	0.00		200.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	0.00		263.12	
6510	Insurance D & O	0.00		1,203.00	
6520	Insurance Genl Liab Pkge	0.00		2,711.00	
6610	Tax Return - Permits	0.00		3,200.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	4.29		15.44	
6640	Committee Expense	1,106.47		2,447.84	
6670	Bank Charges	0.00		20.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		28,443.94	28,443.94	232,786.64	232,786.64

WHITE OAK SPRINGS
 Income Statement
 For the month of December
 Year 2025

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	** I N C O M E **			
4015	2025 Assessment Income	0.00	73,552.00	88,500.00
4016	2026 ASSESSMENT INCOME	0.00	0.00	0.00
4020	Interest & Penalty Income	446.14	2,693.28	500.00
4030	Collection Fees Reimbursement	0.00	450.00	300.00
4040	D/R Enforcement Income	300.48	2,054.01	800.00
4050	Payment Plan Income	0.00	100.00	100.00
4060	Legal Fee Reimbursement	12.15	2,580.72	1,000.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	172.65	3,404.01	900.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	931.42	84,834.02	92,100.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	800.00	9,400.00	9,000.00
6120	Landscape Extras	0.00	5,010.00	4,000.00
6130	Irrigation Repairs	0.00	1,260.00	1,200.00
6140	Signage and Fence Repair	0.00	860.00	1,000.00
6150	Force Mows	0.00	0.00	150.00
6160	Play ground	0.00	0.00	1,500.00
6180	Miscellaneous Repairs	0.00	1,927.46	1,000.00
	TOTAL MAINTENANCE	800.00	18,457.46	17,850.00
	** UTILITIES **			
6210	Electricity	843.56	8,389.11	9,100.00
6220	Trash Service	0.00	28,963.34	29,500.00
6230	Water	316.80	884.02	2,500.00
6240	Cameras	0.00	4,860.00	4,600.00
6250	Website	523.05	600.27	650.00
6260	Storage	116.00	1,378.00	1,350.00
	TOTAL UTILITIES	1,799.41	45,074.74	47,700.00
	** ADMINISTRATIVE **			
6310	Management Contract	773.71	9,284.52	9,275.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	129.86	1,430.93	1,400.00
6340	Copies	67.34	782.44	600.00
6350	Collection Expense	0.00	370.00	300.00
6360	Deed Restrictions Expense	50.00	750.00	625.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	45.00	45.00	50.00
6390	Meeting Expense	0.00	200.00	200.00
	TOTAL ADMINISTRATIVE	1,065.91	12,862.89	12,750.00
	** LEGAL **			
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	0.00	263.12	800.00
	TOTAL LEGAL	0.00	263.12	1,050.00
	** INSURANCE **			
6510	Insurance D & O	0.00	1,203.00	1,350.00
6520	Insurance Genl Liab Pkge	0.00	2,711.00	3,900.00
	TOTAL INSURANCE	0.00	3,914.00	5,250.00
	** OTHER EXPENSES **			
6610	Tax Return - Permits	0.00	3,200.00	3,500.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	4.29	15.44	17.00
6640	Committee Expense	1,106.47	2,447.84	3,500.00
6670	Bank Charges	0.00	20.00	100.00
6680	General Reserve	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	1,110.76	5,683.28	7,119.00
	TOTAL EXPENSES	4,776.08	86,255.49	91,719.00

12/31/25
Co. Pd 12
Co. Year 2025

WHITE OAK SPRINGS
Income Statement
For the month of December
Year 2025

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(3,844.66)	(1,421.47)	381.00