WHITE OAK SPRINGS NEWSLETTER

OCTOBER 2026

In this issue:

Important Reminders
July 4th Reminder
New MUD 248 Programs
Tax Rate Information
HOA Facts
Street Light/Gas Line Info
Special Thank You
Local Business
Drainage Ditch/Tifco
Mailbox Project
Hot Dog Cookout
Crime Awareness
Heat+Pressure=Hazard
Parking Laws and Rules
Hazardous Waste Disposal
Bonaire Pool Information
CFISD Calendar
Hurricane Guide

THE FINAL QUARTER OF 2026 IS UPON US

Dear Neighbors,

As this year comes to a close, the HOA Board wants to express our sincere gratitude to everyone in our community. A great neighborhood relies on the pride and effort of its residents. Thank you for maintaining your beautiful homes, volunteering your time, and looking out for one another.

Your cooperation and care help keep White Oak Springs a safe, welcoming, and high-value place to live. We look forward to working together on upcoming neighborhood improvements and as always if you have any questions or concerns, please feel free to reach out to us!

Wishing you and your loved ones a joyful holiday season and a prosperous New Year!

White Oak Springs HOA Board
https://www.whiteoakspringshoa.com/

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 or vandalism:
713-221-6000, Option #1
For emergencies dial 911.

2026 FINAL Community Meeting:
October 21st
Two positions on the HOA Board will be up for election.
Meet us at the VFW Post #8905
21902 Northwest Fwy
7:00-8:00 PM (sign in at 6:30)

IMPORTANT REMINDERS

- Our HOA meetings are now live and online. Be sure to check the invite mailer that arrives right before each meeting—it contains the Teams details you'll need to join. We are also posting it on our website: (www.whiteoakspringshoa.com) and sending out an email. Residents (including renters) who are not on our email distribution list may register by completing the "Subscribe / Send Comments / Questions" form at the bottom of our website. All submitted information is confidential and used solely by the Board and APM. Our community meetings have an open forum time so if there are any complaints about the neighborhood, please come to the meeting and voice your concerns.
  We'd love to hear your thoughts on the virtual format so we can make it even better!
- Reminder that White Oak Springs HOA has a new Operating bank account. The White Oak Springs HOA had to closed its operating account and open a new one following a "check washing" incident in May 2026 where a Best Trash check was intercepted and fraudulently cashed. **Residents making automatic payments for Annual Assessments or Payment Plans must update their banking details**. For new Routing and Account information to redirect your automatic payments, please contact the community's management company, Action Property Management (APM):
  - Phone: (713) 686-4692
  - Email: apm@actionproperty.net, info@actionproperty.net
  - Address: 11078 Regency Green Dr, Cypress, TX 77429
  - New Office Hours: Monday–Thursday 9:30 AM – 5:30 PM, Friday 9:30 AM – 4:00 PM

- **PRELIMARY** BUDGETARY NUMBERS, After careful reivew of our budget from 2026, we would like to announce that the 2027 annual assessments should remain at $670.00. Final WOS 2026 Budget Numbers will be presented at the October Annual Meeting.
- Don't forget our yearly Christmas Décor contest! We will be announcing the winners in the January newsletter so lets light up our neighborhood!

A heartfelt thank you to Marie Godard, our treasurer, for her continued dedication to the neighborhood. Marie generously volunteers her time all year to prepare and review our annual budget with APM and to work closely with our vendors to keep costs down.

Her commitment plays a major role in keeping costs low for all of us.

Things to ponder 🤔

If the No. 2 pencil is the most popular, why is it still No. 2?

TRASH REMINDERS

We have had some complaints of trash not being picked up.
Please keep these rules in mind:

- Containers need to be in the front of YOUR driveway, so the address is visible to Best Trash and they know it is an approve address.
- Trash Containers cannot have a competing company logo on them. You must use a container bought from the store. The only logo accepted is for our trash company, Best Trash.
- If your account is on trash suspension, the suspension will remain in place until the outstanding assessments are paid. A portion of each assessment covers the cost of trash service

Parking Courtesy in WOS

- Use your driveway instead of the street
- Do not park over the sidewalk
- Do not park on the lawn
- If you have to park in the street, do not park directly across from another car (When cars are parked this way, there is not enough room for emergency vehicles to get through or your neighbor's larger vehicles)
- Do not park directly across from another driveway (This makes it hard to get out of the other driveway)
- No commercial vehicles overnight
- Be courteous to your neighbors, it will make for better driving for everyone!

Things to ponder

Why do people say "head's up" when you should actually duck?

LIST OF THINGS TO DO IN HOUSTON IN THE FALL

- **Houston Pumpkin Festival:** Gather the kids at Discovery Green through October 27 to experience a massive downtown autumn layout. Families can ride a whimsical train, take photos by a life-sized pumpkin house, and ride clear kayaks.
- **Pumpkin Patch Fall Festival:** Head to the Nature Discovery Center in Bellaire on October 17–18, 2026 for kid-focused games, crafts, farm animals, and an affordable neighborhood pumpkin patch.
- **P-6 Farms Fall Fest:** Take a short-day trip to Montgomery between September 26 and November 8, 2026 for pig races, corn mazes, farm slides, and flower picking.
- **Dewberry Farm Fall Festival:** Visit Brookshire to experience over 40 active attractions, including a giant 8-acre corn maze, train rides, jumping pillows, and evening fireworks.
- **Zoo Boo:** Dress up in costume at the Houston Zoo during select nights in October to see giant pumpkin arches, themed animal enrichment, and seasonal treats.
- **Halloween in the Hangar:** Visit the Lone Star Flight Museum on October 24, 2026 for a completely indoor, climate-controlled trick-or-treating experience complete with interactive STEM carts and toys among historic aircraft.
- **Movies Under the Stars:** Head to Market Square Park on October 8, 2026 for a completely free outdoor family screening of the 1984 classic *Ghostbusters*.
- **Free Family Nights:** Enjoy free general admission at the Children's Museum Houston every single Thursday evening from 5:00 PM to 8:00 PM for hands-on, indoor learning exhibits. [1]
- **Putt Pals Social Club:** Drop by Seismique on Saturdays through November 14, 2026 for a $10 weekly kids' glow mini-golf social club that includes hosted arts and crafts
- **Children's Museum Houston**: Explore interactive indoor exhibits with free entry on Thursday nights.
- **Lone Star Flight Museum**: Explore historic airplanes and participate in hands-on science activities indoors.
- **Texas Renaissance Festival**: Each weekend features a different historical or fantasy theme, such as Oktoberfest, Pirate Adventure, 1001 Dreams, All Hallows Eve, and Celtic Christmas

Things to ponder

Why do we drive on parkways and park on driveways?

Blue Agave Americana Century Plant

We have planted some Blue Agave Americana Century Plants in the front by the wall on the right when you enter our neighborhood. There are more available on a first-come, first-serve basis, and at NO CHARGE. Just asking that the empty pots to be returned, and maybe a bag of soil so to cover my out-of-pocket costs, and so I can transplant more from the mother plants. Send an email to WOSHOABoard@gmail.com and we will be sure that Marie gets the message and she will contact you back.

Things to ponder 🤔

Why don't British people sound British when they sing?

Municipal District #248 New Features Benefiting White Oak Springs

Below is a summary of three MUD 248 improvements areas benefiting residents in White Oak Springs, and what this means for residents and homeowners in White Oak Springs:

Sheriff Patrols in MUD#248:

Sheriff Patrols were approved by MUD#248 and have started in late May 2026. These patrols include **foot and vehicle patrols, homeless outreach initiative**, as well as **Vacation Watch patrols** if you wish to have the Sheriff's Deputy routinely drive by to monitor your property while you are out of town.

What does this mean to you:

- For an **emergency, still call 911**
- If you have a non-emergency, call the following number and report that you are in White Oak Springs, participating in the MUD#248 Sheriff Patrols and you would like a Deputy to come to your property. You can also report homeless people(s).
- Our MUD#248 assigned Deputy will respond within minutes unless he is on another call-out.
- Non-Emergency Number
- **713-221-6000, option 1**

Vacation Watch Program – Enroll at:
https://apps.harriscountyso.org/Programs/programs_VacationWatch.aspx

Installing of 10 Flock Cameras in MUD#248:

What does this mean to you:
There will be 10 Flock Safety LPR camera installed strategically thru MUD#248

- White Oak Springs Flock Camera billing will become MUD#248's
- White Oak Springs annual budgets savings of approx. $4500 yearly

The MUD#248 Security Committee is still meeting to finalize a procedure for residents and businesses to request or get any Flock Safety camera footage for any crime investigations or reporting.

Contribution Funds for Recreation Area(s):

What does this mean to you:

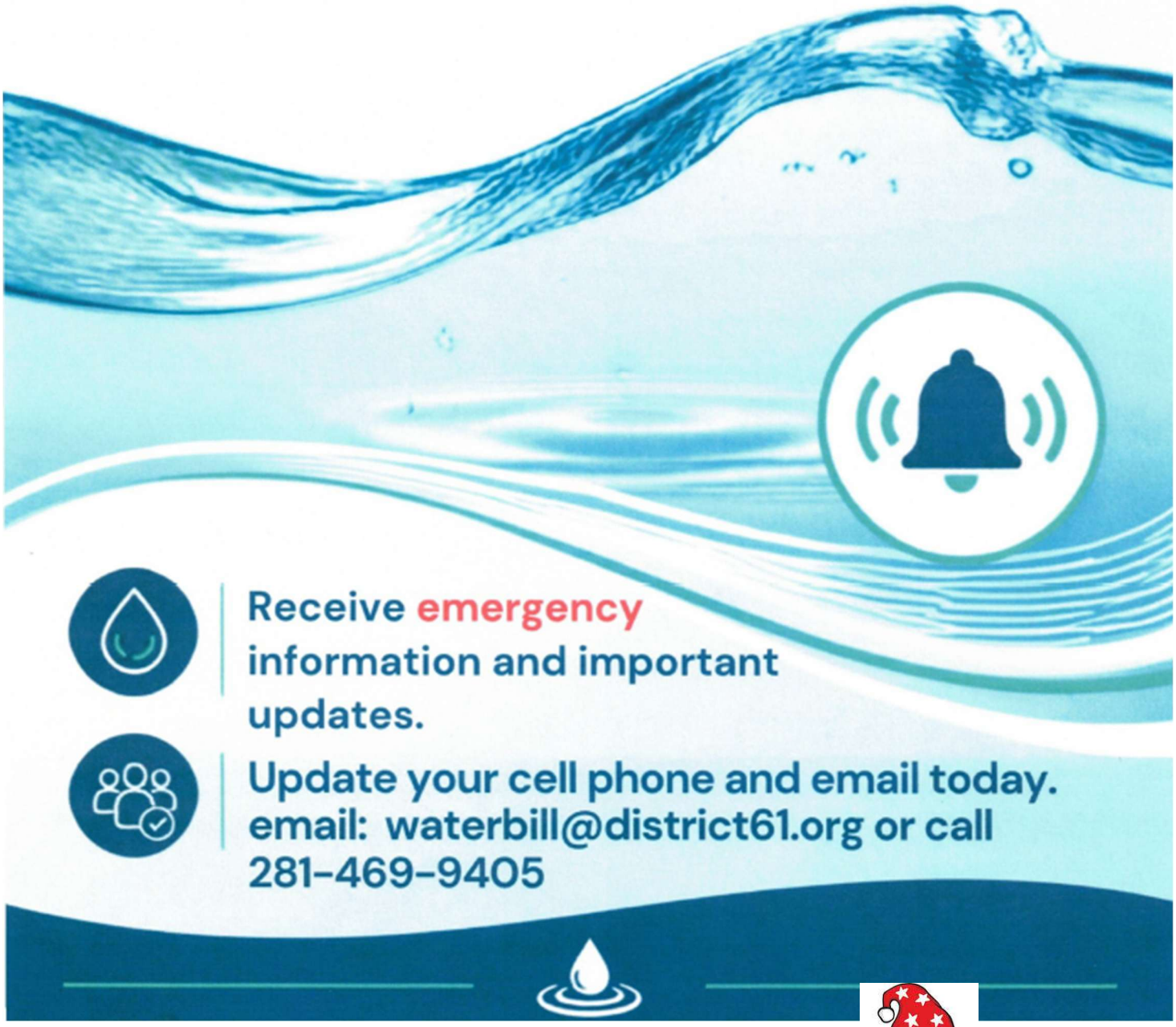
- White Oak Springs annual budgets savings of up to $10,000 yearly
- Contributions funds will pay up to $10,000 of White Oak Springs HOA invoicing on two annual Playground inspections, and any invoicing that qualifies under recreational invoicing per the MUD#248 and WOS Contribution Funding agreement.

Things to ponder 🤔

Why are you "in" a movie, but "on" TV?

HARRIS COUNTY MUD 248

Update Your Contact Information



Things to ponder 🤔

How do we “dial” a number on a cell phone?

ALERT – AVOID POTENTIAL MAIL DELAYS

Harris County MUD 248

Set up automatic payments, go paperless and more with our electronic billing and payment service.

IT'S EASY AS 1 - 2 - 3!

Access your account anytime, anywhere

- Let your bills pay themselves - enroll in AutoPay
- Automatic payments are safer and post to your account faster than mailing a payment
- Set it and forget it with AutoPay - save time and avoid late payment fees
- Go paperless - receive bills, reminders, and receipts via email

Your Payment Options

PAY ONLINE
Make a payment 24/7.
harriscountyfwsd61.org/

PAY BY TEXT
Get text notifications about your bill or make a payment 24/7.

1. Go to the payment portal and locate your bill.
2. Enter your payment information. Review and submit your payment.
3. Receive an email confirmation of your payment amount and payment date

Scan the QR Code to pay your bills
Harris County MUD 248

Go to **harriscountyfwsd61.org** to get started.

Going paperless helps protect the environment.

InvoiceCloud
innovating the Customer Experience

Things to ponder

Why are there no "B" batteries?

🗑️ 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

Things to ponder 🤔

Why do we turn down the radio to see better?

ACTION PROPERTY (APM) CHANGES

As you may already know, Action property is our management company. They handle all the day to day business for us such as financials, regulatory documentation, property inspections and enforcement.
There have been some management changes:

- New hours are from 9:30am to 5:00pm
- When contacting the office, please be aware that between 9:30 a.m. and 12:00 p.m. staff are only able to take messages. Calls will be returned after noon. If you call after 12:00 p.m., a staff member should be available to assist you.
- We now have a specific Community Manager for WOS, Scott Bronstad (Scott Bronstad scott.bronstad@actionproperty.net)

Another upcoming change for our neighborhood is that the White Oak Springs HOA website will soon transition to a cloud-based platform. As part of this update, only information required by law will remain available on the site. This means features such as community photos, crime awareness updates, and business referrals will no longer be included.

The positive side of this change is that homeowners will gain direct online access to their individual accounts, making it easier to manage assessments and view required documents.

Things to ponder 🤔

Why do people say “head’s up” when you should actually duck?

SAFE KIDS WORLDWIDE

Halloween Safety Tips

Everything you need to know to keep your kids safe on Halloween.

Everyone loves a good scare on Halloween, but not when it comes to child safety. There are several easy and effective behaviors that parents can share with kids to help reduce their risk of injury.

Walk Safely

- Cross the street at corners, using traffic signals and crosswalks.
- Look left, right and left again when crossing and keep looking as you cross.
- Put electronic devices down and keep heads up and walk, don't run, across the street.
- Teach children to make eye contact with drivers before crossing in front of them.
- Always walk on sidewalks or paths. If there are no sidewalks, walk facing traffic as far to the left as possible. Children should walk on direct routes with the fewest street crossings.
- Watch for cars that are turning or backing up. Teach children to never dart out into the street or cross between parked cars.

Trick or Treat With an Adult

- Children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, remind them to stick to familiar areas that are well lit and trick-or-treat in groups.

Keep Costumes Both Creative and Safe

- Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors.
- Choose face paint and makeup whenever possible instead of masks, which can obstruct a child's vision.
- Have kids carry glow sticks or flashlights to help them see and be seen by drivers.
- When selecting a costume, make sure it is the right size to prevent trips and falls.

Drive Extra Safely on Halloween

- Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.
- Take extra time to look for kids at intersections, on medians and on curbs.
- Enter and exit driveways and alleys slowly and carefully.
- Eliminate any distractions inside your car so you can concentrate on the road and your surroundings.
- Drive slowly, anticipate heavy pedestrian traffic and turn your headlights on earlier in the day to spot children from greater distances.
- Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. so be especially alert for kids during those hours.

On average, children are more than twice as likely to be hit by a car and killed on Halloween than on any other day of the year.

For more information visit safekids.org. © 2015 Safe Kids Worldwide®

Things to ponder

Why do "fat chance" and "slim chance" mean the same?

CRIME AWARENESS CORNER

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.

8/23 - A resident who went to walk on our trails noticed that someone was sleeping on the bench nearest the playground, and they sat up on the bench and looked over at our resident. The resident took a few pictures to send to the HOA Board for a crime awareness report and asked if the Sheriff Patrol could be contacted to remove the homeless person. Resident could not walk and enjoy our trails because of the risk of this person. Since the resident asked to remain anonymous, and by the time the pictures
were sent, the homeless person was already gone so the non-emergency number was not called this time.
The MUD#248 security committee was contacted regarding this as an "area of concern" for the Sheriff Patrols in the MUD district. Because our assigned Deputy only starts his shift in the MUD district at 10am, the Sargeant in charged will take on this effort to continue watching the trails and bench early morning until the homeless is seen by the Sargeant who will approach the homeless person and warn them to leave the area permanently, and if they are still seen afterwards, they will be arrested.

Things to ponder 🤔

Why do Houston roads have multiple names (e.g., Katy freeway/I 10, Beltway 8/Sam Houston Tollway)?