



Spring Branch Oaks Civic Association



Vol. 23 Issue 2

www.springbrancoaks.com

April—June 2014

FINANCES ARE TOP TOPIC AT GENERAL MEETINGS

New board officers introduced

Dan Hollingsworth began his term as SBOCA President at the January 21 General Membership Meeting, and Brian Gehring was welcomed as a new member of the Executive Board. Vice-President, Secretary, and Treasurer will remain the same as last year, and Sheree Speck will also serve as a board member.

Changes coming for DROCOM

During the meeting, Jennifer Gehring was elected as the new chairman of the Deed Restrictions Oversight Committee (DROCOM), and several people volunteered to serve on the committee. Ideally, there will be a representative from each street on this important committee, so if you are willing to step up and serve, please contact Jennifer.

Please see Jennifer's letter on page 3 of this newsletter. Also note the change in meeting times and place for DROCOM, and contact

her if you wish to attend one of the meetings.

Help needed for treasurer

The board is considering hiring a management firm to assist with the treasurer's duties. In addition to collecting Association fees and paying expenses, our volunteer treasurer must provide information to the increasing number of mortgage companies making inquiries about homes in the subdivision. It is a big task for someone who already has a full time job!

One new measure which has been instituted to improve efficiency is the change in late assessment fees. Beginning this year, accounts not paid by March 30 will receive a one-time reminder notice with a late fee of \$20. If payment is not received by April 31, the homeowner will receive a demand letter, and the collection issue will be referred to the Association's attorney. Our fees are very small, and should be paid on time.

Other items

The Association's application for Minimum Lot Size designation has been accepted by the Houston City Planning Department. We will keep you posted on its progress.

The possibility of raising Association dues was discussed, to provide funds for some future needs. Among the ideas put forward:

- New entrance markers for the subdivision
- Legal support for enforcing deed restrictions
- Professional assistance for the treasurer

Raising dues requires a vote of the majority of homeowners and must be approved at the October Annual Meeting. Ballots for voting on a proposed increase will be mailed to each homeowner in late August or early September, with final voting at the October meeting.

This proposal will be discussed at the April 15 meeting, so please plan to attend and stay informed.

Upcoming Meetings

General Membership and Board meetings are held at St. Christopher's Episcopal Church in Latham Hall, 1656 Blalock Road, beginning at 6:30 p.m.

General Membership Meetings

January 21
April 15
July 15
October 21

Board of Directors Meetings

January 7
March 18
June 17
September 16

National Night Out - Monday, October 6
Details will be announced later.

DROCOM Meetings
Meetings will be held at the Gehring's, 9350 Walterville, the following Mondays at 6:30 p.m.

April 7 June 9
August 11 October 6
December 8

NEW NEWSLETTER FORMAT

Your Spring Branch Oaks newsletter has a new look this issue. We are switching to a quarterly, 4-page publication schedule, so look for it to remind you that a meeting is coming up soon.



Welcome, spring! Although March had some chilly days, things are popping out. We look forward to seeing flowers blooming and our yards looking green again.

Spring Branch Oaks will be participating in Cornelius Nursery's Good Neighbor program again this year from April through September. Our Yard-of-the-Month Committee will be at work soon, selecting winners. Each winner receives a \$25 gift certificate from the nursery, so get spruced up.

In Memoriam

Our Spring Branch Oaks neighbor of 17 years, Alan Corbin, died suddenly on March 14. We will miss his big smile and his beloved dog Dillon, who often hung out in the front yard.

Our sympathy is also extended to neighbors Doris and John Green, whose daughter Linda died in March. Services for Linda were held on March 25.

Trash collection schedule



Friday, April 4	Recycle
Friday, April 18	Recycle
Thursday, April 24	Junk trash
Friday, May 2	Recycle
Friday, May 16	Recycle
Thursday, May 22	Tree trash
Friday, May 30	Recycle
Friday, June 13	Recycle
Thursday, June 26	Junk trash
Friday, June 27	Recycle

Do you know your block leader? They are the Association's main contact links. If you would be willing to fill one of the gaps below, please contact Carolyn Schooley.

2014 BUDGET PRESENTED

Treasurer Linda Lochli presented the proposed SBOCA budget for 2014 at the January 21 General Meeting. It is based on 2013 actual expenses. Below is a summary:

Income	
Assessments	\$5,640
Other	635
Total income	\$6,275
Expenses	
Meetings & Events	\$1,110
Directory	2,000
Newsletter	1,230
Office expenses	858
Rent	521
Insurance	1,269
Permits & Fees	1,301
Website	161
Subscriptions & Dues	574
Special Project	3,000
Total expenses	\$12,024

BLOCK LEADER	STREET	EMAIL ADDRESS	PHONE NUMBER
	Benbow Way		
Brent Joiner	Campbell 1723-1829	bjjdws@hotmail.com	713-984-0020
	Campbell 9205-9443		
Betty Rickman	Crispin Lane	bettyrickman@att.net	713-465-2357
Kelley Gorski	Crownover Road	kg042264@sbcglobal.net	713-647-0476
Amanda McCaskill	Greensward Road	labbycleomini@yahoo.com	
Marilyn Thigpen	Leto Road	arnoldthigpen@sbcglobal.net	713-464-5768
Carolyn Schooley	Livernois 9361-9397	carolyn0821@att.net	713-824-6109
	Livernois 9302-9356		
Martha Ceballos	Rosstown Way	martha@elpenterprisesinc.com	713-463-5682
Barry Laves	Saddle Lane	lowtech5@yahoo.com	
	Spring Branch Drive		
Valerie Daugherty	Spur Lane	vs cott70@yahoo.com	
Kendra Glaser	Walterville 9301-9329	kendraglaser@yahoo.com	713-4645407
	Walterville 9330-9354		
	Willowview 9302-9335		
Gwen Hancock	Willowview 9338-9414	flying2success@prodigy.net	713-461-3034



February 21, 2014

Dear Spring Branch Oaks Neighbors,

Having recently been elected as Chairperson of our Deed Restriction Oversight Committee, I would like to take a moment to introduce myself and share some information regarding our committee. I was born and raised in Houston and my family and I have resided in Spring Branch Oaks for almost five years. I am the mother of two teenage boys, who keep me very busy, as well as a licensed Texas realtor. Moving into our neighborhood five years ago, I loved the large lots, old trees and our central location. I saw the potential for great development all around us and knew that would only increase the beauty of our neighborhood.

As I am sure many of you have noticed, there is a lot of new development occurring in our neighborhood and surrounding areas. This is such great news for our residents! In order to keep our neighborhood beautiful for it's current residents and desirable for new families, Deed Restrictions must be enforced. Without these restrictions, we are just another neighborhood that can be overcome with junk vehicles, trashed properties and un-maintained yards. I certainly do not want to live in those conditions and I believe most of our neighbors feel the same. Please as help the committee to keep Spring Branch Oaks beautiful!

Our committee will be meeting every other month to go over possible violations within our neighborhood, as well as, mailing notices of violations with steps required to remedy the problem. If you receive a letter, we ask that you review our deed restrictions and promptly remedy the issue. The violation notices are not sent to anger or create problems but to keep our neighborhood up to the standards that were legally put in place many years ago. It is up to each one of us to maintain our property and keep our neighborhood beautiful.

Additionally, we have quite a few tenants/renters in our neighborhood. Tenants of rental properties are subject to all provisions of the deed restrictions. Property owners are responsible to insure that tenants comply with deed restrictions.

A full copy of our deed restrictions can be found in your directory or on the SBOCA website, www.springbrancoaks.com

Below is a list of the most frequently noted violations: (Many of these violations are also City Code violations and can be fined as such)

- 1) Vehicles parked in the grass/yard
- 2) Un-maintained lawns, trees, and shrubs
- 3) Trash, garbage, or other waste on property, and trash storage containers kept in sight of the street.
Also, the city will not pick up black trash bags by the curb with lawn debris. Lawn debris must be in biodegradable bags purchased from retailers selling the approved bags.
- 4) Un-maintained structures and fences (i.e. rotting wood, peeling paint, damaged roofs)
- 5) Garage Sales: Per the State Comptroller: Residents are allowed to have only two sales within a twelve-month period. Any more than two and the resident is recognized as having a business and must obtain a sales tax permit from the state. Since many subdivisions prohibit solicitation and commercial businesses within residential areas of a neighborhood, such activity is restricted.

Thank you for your time and assistance in keeping Spring Branch Oaks beautiful!
Jennifer Gehring

Please report DROCOM issues to – sbodrocom@gmail.com

SBOCA Board of Directors for 2014

President	Dan Hollingsworth	haul_e@mail.com	214-585-3140
Vice-president	Carolyn Schooley	carolyn0821@att.net	713-464-2931
Secretary	Linda Cover	cover.linda@yahoo.com	713-464-7787
Treasurer	Linda Lochli	lindalochli@sbcglobal.net	713-461-6504
Board member	Brian Gehring	Brian.Gehring@nov.com	713-485-4598
Board member	Sheree Speck	shereespeck@speckinsurance.com	713-385-0290
Other contacts			
DROCOM	Jennifer Gehring	sbodrocom@gmail.com	713-485-4598
COP	Jim Majsterski	JimMajsterski@aol.com	713-973-0740



NEXT GENERAL MEETING—TUESDAY, APRIL 15 6:30 PM
 JOIN US FOR A PIZZA SUPPER AT 6:30. BUSINESS MEETING AT 7:00

Spring Branch Oaks Civic Association
 P.O. Box 801562
 Houston, Texas 77080

