



July/August 2014



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Official Newsletter of the Forest Oaks Homeowners Association



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

## Deed Restriction Policy

Howdy, neighbors!

As many of you may know, for many years I have had a great deal of involvement with our HOA deed-restriction enforcement policies. My goal has been to direct us to a common-sense approach to enforcement and to avoid the pitfalls associated with being too rigid and unforgiving. In short, to build a "Friendlier HOA." Above all else, I watch very carefully over our enforcement practices to ensure that we never overstep our authority and that we remain in compliance with the law!

Great strides have been made in all ways mentioned above. In at least 3 instances, unlawful enforcement practices have been abolished. The subjective task of determining what is deemed "unsightly" has been taken away from the management company and placed into the very capable hands of fellow homeowners; moreover, the Board has demonstrated a willingness and even a desire to hear enforcement complaints and right the wrongs that slip through the cracks from time to time.

Have you ever wondered what the enforcement process is exactly and how it works? Or maybe you've had an opportunity to read the current policy recorded with the county, and it left you somewhat confused? Well, look no further. I have developed a flow chart to describe the enforcement process that I hope will make it very clear. You can find it at [www.forestoaksonline.com/deed-restriction-enforcement/](http://www.forestoaksonline.com/deed-restriction-enforcement/).

You will readily see that the enforcement process is VERY slow; this is by design to give ample time for homeowners to (a) receive DRV notices and (b) correct the violation before more severe consequences are imposed.

Sometimes we hear complaints that the enforcement process is too slow and that deed-restriction violations go on for too long before they are finally corrected. I personally prefer that we allow for some significant time to correct vs. adopting an immediate, knee-jerk reaction to violations. In general, violations do eventually get corrected, and we typically do not have very many that go on for so long, except for landscape violations.

Landscape violations seem to be more of an issue with respect to the "slow" enforcement process. An unkept lawn can very quickly turn into a small jungle, long before the current enforcement policy allows the HOA to force-mow the grass and charge it back to the homeowner. For that reason, I am currently in the process of writing a second enforcement policy specifically for landscape maintenance. In a nutshell, the process time is reduced and the \$50 fines are replaced with charges to the homeowner's account to cover the cost of force-mowing.

This change would represent a significant improvement in how we do enforcement, but I am particularly sensitive to the need for homeowner input on such an undertaking; therefore, I humbly ask and encourage all of you to review the proposed enforcement- policy changes and provide ANY feedback (good or bad) to the Board at [board@forestoaksonline.com](mailto:board@forestoaksonline.com). The current enforcement policy and proposed new policy are available at [www.forestoaksonline.com/deed-restriction-enforcement/](http://www.forestoaksonline.com/deed-restriction-enforcement/).

Robert Medure, Vice President  
Forest Oaks Homeowners Association

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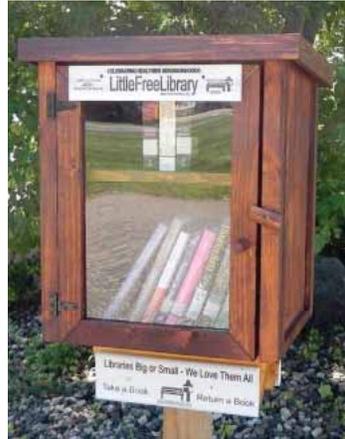
The deadline for article submissions is August 25, 2014 for the mid-September 2014 publication. Please submit any suggestions for future articles to [newsletter@forestoaksonline.com](mailto:newsletter@forestoaksonline.com)

# Little Book Library!

I'm super excited to announce that over the next few months, RealManage will be installing two of these Little Free Libraries in our neighborhood! They will be located right outside each of the Pools.

## What is a Little Library?

A little free library is a library right in your neighborhood! The library is full of books that you can borrow—for free! Our Little Free Library is a special addition to the neighborhood, where people can read, share, and borrow their favorite books.



## How to use the Library?

The Little Free Library is easy to use! You can borrow any book from the library, read it, and return it when you are finished. If you really love a book from the library, you can keep it and return another book in its place. The Little Free Library is open to all books, but we would love to keep ours stocked with a variety of books for all ages.

The Little Free Library is a community resource. Please use it respectfully!

Melissa Moritz,  
Fellow Neighbor

# Forest Oaks 5K

Dig out those running shoes and mark your calendar, the 2nd Annual Forest Oaks Five K benefitting our neighborhood schools is returning on **Saturday August 23rd at 8 AM!**

Last year's event was a great success with well over 100 runners participating and more than \$2,000 raised for Cox and Reagan Elementary Schools.



For more details and to register look for links on the our neighborhood website [www.forestoaksonline.com](http://www.forestoaksonline.com) as well as on the neighborhood Facebook page <https://www.facebook.com/groups/fohoal/>

David Karabinas



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# Water Safety Tips

Summer vacation season is here and people all over the world will be looking to water recreation for fun in the sun and relief from the summer heat. This is a good time to remember that accidental drowning is the second leading cause of death among children ages 1–4 in the United States and one of the 10 leading causes of death for children worldwide.

According to the United States Centers for Disease Control (CDC), an average of 10 people died from accidental drowning in 2005–2009. One in five of them was a child 14 years old or younger. Statistics show that drowning occurred most often in a bathtub for children under 1 year of age and for adults aged 85 and over; in a swimming pool for children 1–4 years old; and in natural water for persons aged 5–84 years.

There are several simple steps that can be taken to help prevent drowning deaths:

- Supervise young children whenever they are in the bathtub and swimming or playing in and around water. Keep young children at arm's length ("touch supervision") at all times, and do not allow yourself to be distracted by cell phones, books, or chores, even if there are lifeguards present.
- Avoid using alcohol when swimming or boating, or

when you are supervising young children in or around water.

- Use proper life jackets. Do not rely on "noodles" or "floaties" to keep younger children safe. Life jackets should also be used when engaging in activities in natural water such as lakes and rivers.
- Take swimming lessons. Research has shown that participation in formal swimming lessons can reduce the risk of drowning among children aged 1 to 4 years.
- Never swim alone; use the buddy system.
- If you have a backyard pool, be sure to fence it, keep it locked when not in use, and consider installing an alarm system to notify you of unauthorized entry. Keep the area of the pool free from items that may attract young children, such as toys, rafts, etc.
- Learn CPR. In the time it takes for paramedics to arrive, your CPR skills could save someone's life.

More information and safety tips can be found at the following resources.

<http://www.cdc.gov/homeandrecreationalafety/water-safety/waterinjuries-factsheet.html>

<http://www.cdc.gov/nchs/data/databriefs/db149.htm>

<http://www.poolsafely.gov/drowning-deaths-injuries/>

[http://www.who.int/violence\\_injury\\_prevention/other\\_injury/drowning/grdp/en/](http://www.who.int/violence_injury_prevention/other_injury/drowning/grdp/en/)

Ed Strout,  
Forest Oaks Resident

## Sarah McRae – Forest Oaks Resident & Realtor

### Forest Oaks Statistics for June/July

Average Days to Sell:	14	↓
Average Price/Square Foot:	\$105.37	↓
Average Sales Price:	\$261,989	↑



I am simply here to help out with anything real estate! Give me a call anytime – I am happy to help out a neighbor! (512) 661-8556

Be sure to check the Residents' Facebook page for upcoming events! Thank you for your continued support, and see you around!

Visit [www.ForestOaksValues.com](http://www.ForestOaksValues.com) for more information!



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## Forest Oaks Owners Association Management Team

**TBD**

board@forestoaksonline.com

**Robert Medure, Vice President**

board@forestoaksonline.com

**Kim Gogulski, Secretary**

board@forestoaksonline.com

**David Karabinas, Treasurer**

board@forestoaksonline.com

**John Miri, Director-at-Large**

board@forestoaksonline.com

**David Oliver, Member-at-Large**

board@forestoaksonline.com

**Community Association Manager**

Keri Scott

keri.scott@realmanage.com

**Assistant Association Manager**

Carol Green

On-site hours at FOHOA Community Center  
Tuesday and Thursday, 2:00 PM–5:00 PM

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## Forest Oaks Committees

Association Committees are composed of Forest Oaks residents who serve on a voluntary basis. Committee Chairs are appointed by the Board of Directors. All residents are welcome to serve on committees of choice. Please contact the following committee chairs to participate:

**Architectural Committee Chair,**

Bill Mauer, acc@forestoaksonline.com

**Robert Medure, Board Liaison**

- Reviews all plans and specifications for improvements to lots within the Association
- Assists in enforcement of Deed Restrictions

**Recreation & Social Committee Chair,**

Julie Levy

**David Karabinas, Board Liaison**

- Plans neighborhood parties and other Association events
- Helps organize neighborhood clubs or groups
- Helps organize neighborhood play groups

**Amenity Center/Pool Committee Chair,**

Jennifer Butler-Harrison, pool@forestoaksonline.com

**Kim Gogulski, Board Liaison**

Makes recommendations regarding operation of:

- Community Recreation Center
- Swimming pools (including rules and hours of operation)

**Neighborhood Watch Committee Chair,**

Bryan Hickers, neighborhoodwatch@forestoaksonline.com

- Makes recommendations to the Board regarding safety and security of the community
- Coordinates the "Neighborhood Watch" program

**Landscaping Committee**

Mel Kirkland, landscaping@forestoaksonline.com

**John Miri, Board Liaison**

- Maintenance of common areas of the community
- Considers special recognition awards for "Yard of the Month"

**Publicity Committee Chair,**

Ryan Desjardins, rdesjardins@gmail.com

- Works with the other committees to publicize Association events and news on the Website and in the Forest Oaks newsletter to inform the members of all activities and functions of the Association.

# go green

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## DO NOT TRIM TREES—OAK WILT

Oak Wilt is a very destructive disease that we hope to avoid in our beautiful community. Although the season for nitidulid beetles varies across the United States, most of them come in droves from February to June in Texas. That makes January the best time to trim your oak trees. **DO NOT TRIM OAK TREES NOW!**

Source: [www.texasoakwilt.org](http://www.texasoakwilt.org)

## No Ruler Necessary



When you're gardening, do you have trouble locating a measuring tape when you need one? Try using the long handle of a shovel or a watering hose as a substitute. Use a permanent marker to indicate measurements on the shovel handle, or use the length of your watering hose, knowing that they come in standard lengths of 25 to 100 feet.



# Have a fun and safe summer!

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## What it Takes to Be a Good Neighbor

By Lora Reynolds  
Special to Neighborhood News

The Golden Rule, "Do unto others as you would have them do unto you," exemplifies exactly what being a good neighbor is all about. Treat others the way you want to be treated. Sure, it takes some effort on everybody's part, but it also eliminates conflict and creates happiness.

A good neighbor...

- Seeks solutions and compromises to problems in the neighborhood
- Takes pride in the appearance of home and yard
- Complies with HOA deed restrictions and City Code
- Volunteers for neighborhood activities
- Helps neighbors in times of illness, injury, or crisis
- Stores garbage cans out of sight
- Puts away tools, gardening equipment and supplies, and toys
- Cleans up after the dog when walking in the neighborhood
- Does not leave barking dog unattended in the yard
- Maintains yard well, including regular mowing, edging, trimming, weeding, and removal of dead vegetation
- Prunes and trims trees and shrubs, especially those at intersections and near traffic signs
- Repairs or replaces fencing in a timely manner
- Removes seasonal lights and decorations in a timely manner
- Does not park boats, RVs, or trailers in driveway or street
- Keeps dogs and cats in own yard
- Makes sure pets have current tags on their collars and are microchipped
- Does not block neighbors' driveways when parking vehicles in the street
- Waters lawn only during permitted hours or days
- Does not empty swimming pool or hot tub water into the street
- Completes construction, painting, and landscape projects in a timely manner
- Obeys traffic signs and speed limits when driving
- Does not keep portable basketball goal in the street
- Picks up litter from the street and yard



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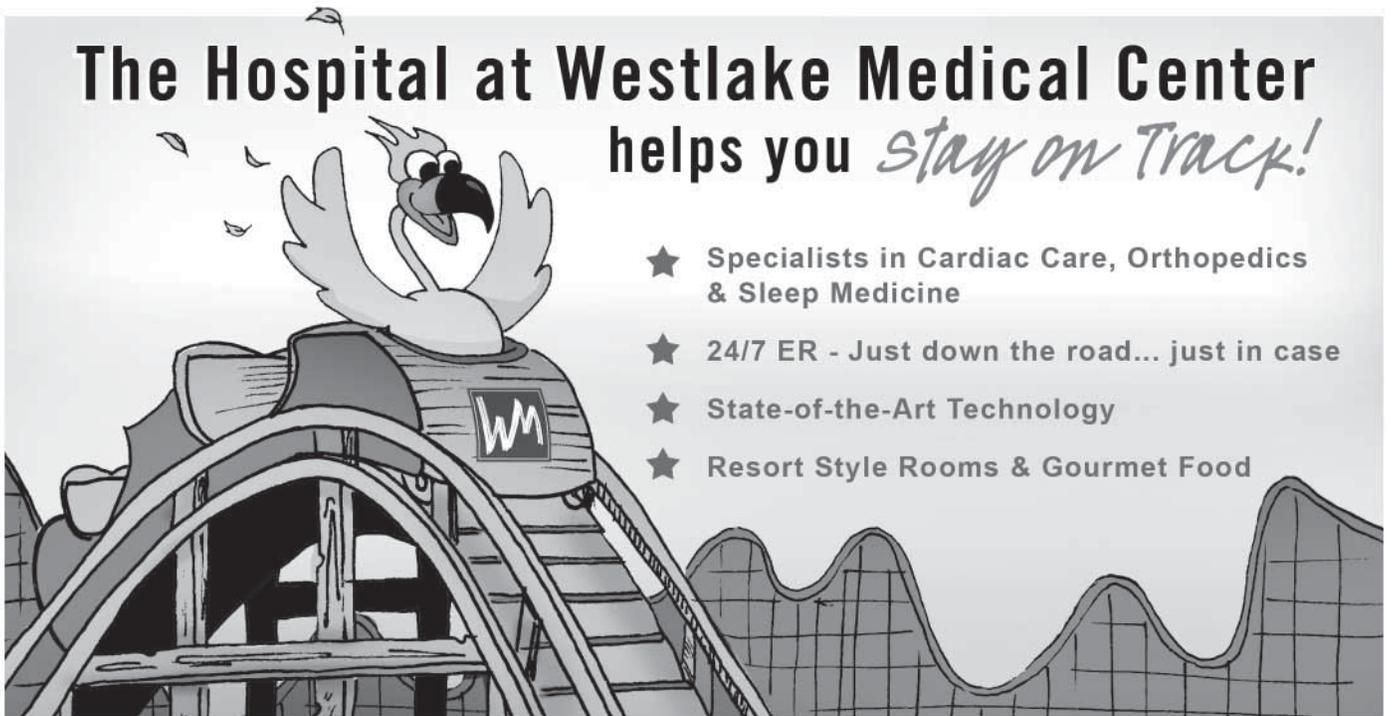
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