



Pin Oak Village

www.pinoakvillagekaty.com

News

October 2011

2011 Pin Oak Village HOA Board of Directors

Rudy Ammer	President	281-769-2846
Sandy Colquette	Vice President	281-392-2087
John Cassidy	Treasurer	281-392-4261
Ray Martel	Secretary	281-395-3171
Ron Baxter	Director	281-392-8007
Jennifer Haar	Director	281-395-5710
Mark Ng	Director	832-643-1880
Sean Heaney	Director	281-391-2002
Dennis Stuart	Director	281-693-3956

2011 POV HOA Committees and Chairpersons

Architectural Control	Ron Baxter	281-392-8007
Clubhouse	Ron & Martha Baxter	281-392-8007
Safety/Security	Jennifer Haar	281-395-5710
Community Activities		
Finance	John Cassidy	281-392-4261
Landscape	Sandy Colquette	281-392-2087
Pool and Tennis	Mark Ng	832-643-1880
Park Maintenance	Dennis Stuart	281-693-3956
Newsletter	Ron Baxter	281-392-8007
Fence and Signs	Sean Heaney	281-391-2002



From the President

Rudy Ammer

Greetings:

This is a special edition of the News to tell you about a referendum set for November 15, 2011. As you have learned here, your Home Owners Board of Directors has been working on an update on the fence and monument signs for Pin Oak Village. Legal counsel has researched and confirms that the HOA is in fact responsible for the construction, repair, and replacement of most of the fence along the new Westheimer Parkway behind Pin Oak Village. The fence and signs are not the property of the homeowners, only the land underneath.

The deteriorating condition of the fence and signs force us to replace them as soon as possible. Not only is the fence falling, but the brick pillars interspersed along the fence are leaning so badly that one could fall over into a yard.

What this means is that the Board will have to take steps to replace the fence along Westheimer. And this will be a considerable expense. We will have to do it in the next few months, and will need your permission to borrow the money to do it.

Additionally, the Board will be asking your permission to sell, (when we find a buyer), the narrow strip of land across the street from the Misty Bend entrance. It is of no use to us as parkland. The County condemned part of it to widen Pin Oak Road, so replacing the sign is not practical. We intend to use the proceeds to reduce the amount borrowed for the fence project.

The money needed for the fence will be repaid through homeowner dues, resulting in an increase of about \$100 a year for the next seven years.

As always, your questions and interest are invited. Please attend a board meeting or call any of the Board members for more information.

Q: Why Do I Have to Pay for Your Fence?

A: Actually, since you're a Pin Oak Village Homeowner, it's **your** fence. The perimeter fence along Westheimer and Pin Oak was built by the developer on behalf of the Pin Oak Village Homeowners Association, Inc. (The HOA). And so the HOA owns it, every stick of it. After the fence was built, the HOA maintained the fence and worked to preserve the big brick entrance walls (The Wing Walls). When one wing wall collapsed recently, the HOA tore it down and put up a board fence temporarily.

The HOA has received many complaints from homeowners and Realtors, who say the fence is an eyesore, and the wood signs on the wing walls are in terrible condition. A local Realtor said recently that she can't take buyers down Westheimer, because the fence is so bad. She says that if she can get them to look in the subdivision, they love it, but the issue of the fence inevitably comes up. Realtors have come to the Board meetings and estimated that home values are diminished by at least \$5,000 because of the poor fence maintenance.

Your Board has investigated all sorts of different fence materials, including wood, plastic, concrete, brick, and stone. They have also worked diligently to get competitive bids and ways to cut costs. Rest assured that when the fence is built, it will be done to look good for a long time, be as competitively built as possible, and become an asset to the subdivision, rather than a detriment.

Q: How will the HOA pay for it?

A: The Board has a committee that has reviewed our financial position, and based on what is considered a prudent amount of cash reserves, the Board has decided that we need to borrow the money and pay it off over 7-10 years. Banks are willing to loan Pin Oak Village HOA enough to do the project and pay it back from HOA dues. Estimated payback time will change when and if we sell the surplus land tract on Pin Oak Road.

Q: What Will the Project Cost Me?

A: The entire fence, wing walls, and new signage should cost about \$400,000. We are working to reduce that cost, but prices are escalating monthly. Assuming that we sell the land, and that we collect a prorated amount from every homeowner over seven years, it will result in an increase in your yearly dues by under \$100. If we don't sell the land, that will raise your dues another \$45. All in all, it's reasonable, as long as it's spread over all the homeowners.

Q: When Will This Take Place?

A: First the HOA must have a referendum voted on by all the homeowners. At least 2/3 must vote for these two items;

- 1) To authorize the Board to sell the surplus land on Pin Oak Road.

2) To authorize the Board to borrow the money for the project, and repay it with future HOA dues.

Then the Board will go out for bid on the contracts, then award to the most appropriate bidder. Construction should take no more than 120 days, weather permitting.

Q: Can the Homeowners Association pay for this out of reserves?

A: Unfortunately, dedicated cash reserves have been spent for previous projects. To have the money for this project, the Board would have had to save \$20,000 a year for twenty years. Projects of this size and scope typically are paid through a special assessment, but your Board felt that a \$700 special one-time assessment would not be realistic in today's economy. Therefore we think raising the annual dues by \$100 would be more acceptable to everyone.

Q: Where are you getting your estimates?

A: We are working with KGA DeForest, a prominent Katy-West Houston Landscape Architectural Firm. They have designed, awarded bids, and supervised construction of over 100 subdivision fences and monument signs. Bids were let for Pin Oak Village monument signs in June, and fence bids will follow in the same manner. With Homeowner approval, we can borrow the money and combine the two projects into a larger more efficient contract. According to DeForest, costs are going up monthly, and the longer we wait, the higher the winning bid will be.

Q: Why can't this wait for another few years?

A: Because the existing fence is now deteriorated to the point that fence posts are no longer strong enough to support the fence, and we estimate an ongoing maintenance cost just for the wooden fence in the range of \$10-15,000 a year. Stabilizing just one brick pillar can cost well over \$2,000. We have at least ten pillars that need immediate attention or removal. The choice is to spend \$15,000-\$20,000 a year to patch up the existing fence or \$40,000-\$45,000 a year to build a new low maintenance fence.

Q: What if I am unable to attend the Property Owner Meeting?

A: All members of the Board, and many of your neighbors are on the Pin Oak Village Improvement Committee. They will come to your home and you can sign a proxy giving them the authority to vote your wishes. If you need more information, or would like someone to call you, please call any of the board members on page 1, or email the President personally at ammer@consolidated.net. The Board wants to be completely transparent on this issue, and wants you to know all the facts to make an informed decision.

Pin Oak Village News

Pin Oak Homeowners Association
c/o Crest Management
PO Box 219320
Houston, TX 77218-9320

IMPORTANT
Homeowners Referendum
November 15 at Clubhouse
7:00 PM

IMPORTANT PHONE NUMBERS

FIRE- EMS	911
Ft. Bend Sheriff	281-341-4665
Crest Management Company	281-579-0761
Waste Corporation (WCA)	281-368-8397
Center Point Energy	
Gas leaks	281-342-6665
Power Outages	713-207-2222
Street Light out	713-207-2222
Katy Police Dept (berm trespass)	281-391-4848
County Road Dept	800-690-7623
Curb repair, mosquito spraying	
Swim Team Tina Berckenhoff	281-395-2538
Prime Timers Emily Hippen	281-395-0432
Men's Tennis Ken Comeaux	281-395-4220
Ladies' Tennis Joy Fontenot	281-392-4910

UPCOMING EVENTS AND DATES

POV Homeowners Meeting	October 12
MUD# 37 Meeting	October 19
POV Homeowners Meeting	November 9
POV Referendum	November 15
MUD #37 Meeting	November 16

Copyright 2011. Material contained in the Pin Oak Village News is protected by United States copyright law and may not be reproduced, copied, distributed, published or broadcast without the express written permission of the Pin Oak Village Homeowners Association.