



Pin Oak Village News

January/February 2010

2010 Pin Oak Village Board of Directors

Jim Gumbert	President	281-395-4505
Sandy Colquette	Vice President	281-392-2087
Rudy Ammer	Treasurer	281-769-2846
Jeff Gilliland	Secretary	281-347-4184
Arnold England	Director	281-392-0684
Jennifer Haar	Director	281-395-5710
Ray Martel	Director	281-395-3171
Mike Moore	Director	281-391-8331
Mark Ng	Director	832-643-1880

2010 POV Homeowners Association Committees and Chairpersons

Architectural Control	Arnold England	281-392-0684
Clubhouse	Jeff Gilliland	281-347-4184
Community Activities/ Safety & Security	Jennifer Haar	281-395-5710
Landscape	Sandy Colquette	281-392-2087
Maintenance	Mike Moore	281-391-8331
Mobility	Stephen Berckenhoff	281-395-2538
Newsletter	Jim Gumbert	281-395-4505
Sports & Recreation/ Website	Mark Ng	832-643-1880



From the President

Jim Gumbert

Howdy Neighbor,

Spring has finally arrived in Pin Oak Village. While many of our yards took a real beating during Winter, things are now beginning to look a little better.

Likewise, although there have been delays and some inconvenience, progress on the road has now started to improve.

Based upon my email inbox (and those of the other Directors), I know many of you are concerned about the development planned for the north-east corner of Katy-Fort Bend County Road and Grand Harbor Drive. (Please see page 2 for further details). As we go to press, a motion has already been circulated by one of the Directors to adopt a resolution formally opposing the development on behalf of the POV HOA.

Regardless of the proposed resolution, the HOA will be sending a representative to the public hearing discussed on page 2. In addition, to get the word out, Jennifer Haar has already been sending out email alerts concerning the planned development.

However, since the HOA does not have either a vote or veto concerning the proposed development, this is obviously not a situation where those who are concerned about the issue can sit back and depend on others to adequately voice their concerns. I urge ALL POV homeowners that are concerned to consider attending the public hearing themselves and writing both the Texas Department of Housing and Community Affairs, Multifamily Finance Division (TDHCA), and your elected representatives. In addition to the formal public comment procedures detailed on page 2, you can register concerns with the TDHCA by contacting the Multifamily Finance Division at (512) 475-3340, and/or by email addressed to robbye.meyer@tdhca.state.tx.us and/or misael.arroyo@tdhca.state.tx.us.

Lastly, please remember to mark your calendar and send in your reservation form for the upcoming **POV Party by the Pool** ASAP!

Take care,
Jim



**PIN OAK PARTY BY THE POOL
MAY 7TH 7-10 P.M.**

SEE INSIDE FOR ALL THE DETAILS...

The Pin Oak Village Naturalist

By B. C. Robison



In Russia, dogs and cats are status symbols of the oligarchy; in China and Korea, they are dinner; in America, they are members of the family, and that's the way it should be. We all know that POV is a great dog neighborhood, but it's also a great cat neighborhood. I know this personally because every cat in POV has been in my yard at least once. But that's OK. As long as Kitty is WEARING A NAME TAG I can return the wandering feline to his owner; if Kitty is NOT WEARING A NAME TAG then it becomes a little more difficult.

The house cat is the most popular pet in the world, with estimates of its numbers exceeding half a billion. Why do we care so much for this animal? They don't chase off intruders, bring us the newspaper or jump and slobber on command. They are by turns aloof or cuddlesome, jittery or serene, tame or predatory. Compared to the other domesticated animals, the cat has done next to nothing to contribute to human survival. They are, in the purest sense of what a pet should be, good companions. They like us more than we realize. Treat a cat with kindness and affection, and she will respond in kind.

Few cultures have revered cats more than the ancient Egyptians. I remember on my first trip to London visiting the Egyptian room at the British Museum. There were cat mummy cases, monuments to the cat goddess Bastet and various other artifacts attesting to the divine status of the cat. I thought: these were some serious cat people. But the earliest evidence for cats and human society comes from the Biblical era of the Fertile Crescent (modern day Iraq), some 10,000 years ago, when the emergence of agriculture and grain storage brought about the need to control rats and mice.

Cats are thinking creatures. Here are some typical cat-thoughts: "I have chosen you, my owner, to provide food, shelter and comfort for me the rest of my life. You will at all times acknowledge my importance and overall wonderfulness. I will occasionally need medical care, which isn't cheap, so just plan for it. I'll sleep anywhere I want and if I am in your favorite chair you will simply have sit somewhere else. And I'll thank you to get me spayed or neutered and not to

let me run loose outside and get lost or killed. In return, I will on occasion bestow upon you a modicum of attention and affection, depending on my mood and your general suitability as a master. It is now time for my mid-morning nap so go away and leave me alone." Or something like that.

Both of our cats, Jolie Bat and Tommie J. Panda, were orphans. Six years ago I spotted this tiny black kitten with big ears, battered and terrified, in the middle of Westheimer, where some superstitious fool had apparently thrown her. As orphan kittens tend to do, she was getting wild on us, so we got her a companion kitten from a shelter, a black-and-white male who promptly tamed her. Tommie had been rescued after being attacked by a pack of dogs. They've done well, with their fleece-lined heated beds, expensive food, piles of toys and a live-in nurse and veterinarian. As I write this, Jolie is nudging around on my lap-top, purring and pestering me for a treat.



ANNOUNCEMENT OF PUBLIC HEARING FOR PUBLIC COMMENT

WHAT:

The Texas Department of Housing and Community Affairs is conducting a Public Hearing on a proposed tax credit application for Alta Harbor, a low income housing development planned for the northeast corner of Katy-Fort Bend County Road and Grand Harbor Drive.

WHEN:

Wednesday, April 7th at 6:00 p.m.

WHERE:

Houston City Hall Annex
Houston City Council Chambers
900 Bagby/901 Bagby
Houston, Texas 77002

Concerned residents are encouraged to attend and participate In Person.

Written comments are also encouraged. Such comments may be addressed to:

Tex. Dept. of Housing and Community Affairs
Multifamily Finance Division
P.O. Box 13941
Austin, Texas 78711-3941
FAX 512.475.0764
EMAIL raquel.morales@tdhca.state.tx.us



Finally...!

Pin Oak Party by the Pool is here!!

Who: You...if you live in Pin Oak Village

What: Catered Barbeque Dinner

Iced Tea, Margaritas and of course, Dessert!

Where: Pin Oak Village Clubhouse and Pool

When: Friday, May 7th – 7 to 10 p.m.

Dinner served at 7:15 p.m.

Why: Because it's fun, because we can, because we need to know our neighbors! Just Because! BYOLC (Bring Your Own Lawn Chair!)

Reservations Required - \$12 per person - Adults only – 18 years and above.

NAMES: _____

COMING _____ AMOUNT PAID: _____ CHECK # _____

Checks are payable to: Pin Oak Village

RETURN THE BOTTOM OF THIS PAGE WITH PAYMENT by May 4th TO:

Jennifer Haar * 24815 Mt. Auburn * 281.395.5710

Hosted by the Pin Oak Social Committee

Marked Box on front porch behind planter. (Please, no cash)

PIN OAK VILLAGE HOMEOWNER'S ASSOCIATION, INC.
2010 COLLECTION POLICY

The Pin Oak Village Homeowner's Association, Inc. Board of Directors would like to remind the owners of the maintenance fee collection policy. If you have already paid your assessment, please handle this article as community information.

Homeowners begin receiving their maintenance fee assessment statements prior to November 30th of each year. These statements list any balances owed to the Association and payment is due by January 1st of the next year unless the account is being handled by the attorney.

If the account is being handled by the Association attorney then the next year maintenance fee assessment is still due by January 1st. All other balances are due at that time but you should contact the Association attorney at (713)780-4135 to determine the total amount owed. There will be some legal fees invoices that have not yet been received by our management company. Once again, if legal fees are displayed on the statement then the owner should contact the Association attorney to determine the total legal charges owed unless stated otherwise.

The maintenance fee assessment is due January 1st, becomes delinquent January 31st, and is subject to the following actions when delinquent. Beginning February 1st, interest shall accrue and be posted to any accounts that are delinquent. Additionally, a late penalty of \$25.00 shall be assessed to each delinquent account. A letter shall be sent to each delinquent account stating the current balance. Once again, those accounts being handled by the attorney for prior year delinquent fees or lawsuits should contact the Association attorney at the phone number listed above. The letter shall request payment within fifteen days or a certified letter shall be sent by the Association and the homeowner shall be responsible for all charges associated with the collection of this debt.

If the payment is not received within fifteen days from the postmark date of the first delinquent notice, a certified letter is sent by the Association to all accounts with delinquent balances. The same circumstances for accounts being handled by the attorney as stated above apply to this circumstance. The Association certified letter shall state that a charge of \$35.00 plus postage has been added to the balance of the account for processing the certified letter. The letter shall also state that payment of the balance is due within fifteen days of the postmark on the certified letter postmark date. If payment is not received a lien affidavit could be filed against your property or the delinquent account sent to the Association attorney to pursue collection. The account shall then be turned over to the Association attorney. The owner shall be responsible for all legal fees incurred for the collection of this debt.

Delinquent accounts turned over to the attorney for collection will normally be handled in the following manner. A certified letter shall be sent and a charge added to the account for the letter. If payment is not received within the specified time a

lawsuit may be filed for collection of the assessment. This could ultimately lead to foreclosure.

The Board of Directors does not want to foreclose on any property but has a responsibility to all the homeowners to ensure all fees are paid. It is unfair for other homeowners to carry the load for homeowners that do not pay their maintenance fee assessment.

If every homeowner would pay their assessment on time, it would result in fewer expenses and less aggravation for everyone involved. The Association must expend some funds for the collection of delinquent accounts. This expenditure is passed on to the individual homeowners but still is an expenditure to the Association until the homeowner reimburses the Association. If homeowners pay on time, these expenses are eliminated along with the aggravation of getting certified letters and/or being turned over to the attorney. The Board thanks all those who have paid on time or made payment arrangements.

The Board of Directors approves payment plans under certain circumstances, which includes a \$30.00 administrative charge. Payment plans may be requested by contacting ACMP, Inc. at 281-855-9867.

If the annual assessment is not paid on time or payment arrangements made prior to the delinquency date, the following events could occur and charges assessed. Events and charges are not limited to the following.

- January 1 Assessment due
\$515.00
- February 1 late penalty assessed
\$25.00
- January 31 interest accrues (per month)
\$3.29
- February 1-5 first class delinquent letter
NC
- February 15-20 certified collection letter
\$35.00 + postage
- February 28 interest accrues
\$3.29

Approximate total before account is turned over to attorney \$581.58

March 15-20 account turned over to attorney and the homeowner is responsible for all legal fees associated with the collection of the debt.

Once again, we ask you to understand that this only affects those homeowners that do not pay their assessments ontime or do not make and keep payment arrangements. We do not want to put hardship on our members but we expect our members to be considerate of one another and not have some pay or carry the load for others.

Landscaping

Sandy Colquette

Now that the new road is on tract to be completed soon at the front of POV I am working with our contractors to get that area cleaned up. We have to get our irrigation restored before we can install new plants. The county agreed to bore under the new road and install two new sleeves so that we can get water and electricity to the area where the monument sign originally sat. We will move the temporary signs to the median while we are having a permanent sign made and installed. It will probably take about 90 days to get bids, artist renderings and then have the sign made. I have had the iron on the front brick walls removed in order to put a bed for seasonal color in that area. The county put the poles for the new stop lights exactly where our new beds would have gone.

After complaints about poor visibility when coming out of the Ellery entrance, I have had all of the shrubs removed. I will have the contractor install grass and a bed for seasonal color that will not obstruct the view of oncoming cars. I will also have the large oak tree on the left cut down. I would like to have moved it to another area, but, there is not enough room between the tree and the brick wall to get it moved without knocking the wall down. I am having the smaller one on the right side moved to the south park area.

We had several leaks in our irrigation system from the freeze. If you see problems in any of our common areas from broken pipes or heads please contact me.

A jacket was found at the south park and brought to me. If you think this jacket belongs to your child, please call and identify it and it will be returned.

Sandy Colquette
scolquette@comcast.net

Safety/Social

Jennifer Haar

Security Detail:

In December, we had several reports of damaged or destroyed Christmas decorations and even some thefts from cars. Most of these incidents were reported to the Sheriff's office, which is always a good idea. Keep the cars locked, off the streets and in a well-lit area of your driveway if possible. Valu-

ables should be brought into the house overnight. I am pleased to say that things have been quiet for about four weeks, and the authorities were working on some leads to put a stop to the mischief.

At least two homeowners were cheated out of some cash by a woman coming to their front door, claiming to be a POV resident who needed money to have her car towed. She used a name of a resident and an address in the neighborhood, but she was lying and took advantage of their goodwill. Also, while POV has a policy prohibiting door-to-door sales, there is no law against it. Just be on guard for scams and you may want to keep your door shut to strangers.

Social Scoop:

The Christmas in the Village Hayride was another HUGE success. **Vince Vaden** once again donated his time, trailer and hay to provide the ride for the Village children. We estimate about 95 youngsters and young-at-heart participated. Another neighbor, **Jennifer Ortiz**, was kind enough to pass out goodie bags when the truck stopped by her beautifully decorated home. Thank you Vince and Jennifer!

Awards for outstanding Christmas decorations were not passed out this year for one simple reason: I had no time! *It would be wonderful if three Villagers would agree to be the judges next year and pass out the six signs in Mid December. Help would be welcome!*

The next social event is the **Pin Oak Party by the Pool**, scheduled for Friday, May 7th. So far I have three volunteers, but more are needed. Please email me at jhhaar@earthlink.net if you are willing to help. I promise it will be fun, but simple. Also, email me if you wish to be added to the security alert list.

PIN OAK SWIM TEAM

The Pin Oak Swim Team accepts swimmers between age 4 and 18 years of age. Registration for the 2010 season will occur on Sunday, April 11th, and on Tuesday, April 13th. Please check the swim team website for forms and additional information. www.pinoakswim.org. If you have any questions that need to be answered, please call me directly. Tina Berckenhoff 281-395-2538



Pin Oak Village Homeowners Assoc.
c/o ACMP, Inc.
16650 Pine Forest Road
Houston, Texas 77084



IMPORTANT PHONE NUMBERS

Association Management (ACMP, Inc.)	281-855-9867
Waste Corporation of Texas (WCA)	281-368-8397
County Road and Bridge Dept. (curb repair and mosquito spraying)	800-690-ROAD
Ft. Bend County Sheriff	281-341-4665
Katy Police Department	281-391-4848
MUD Operator (Severn Trent)	281-398-8211
CenterPoint Energy	
Gas Leaks	281-342-6665
Street Light Out	713-207-2222
Power Outages	713-207-2222
POV Ladies Club (Jennifer Haar)	281-395-5710
POV Swim Team (Tina Berckenhoff)	281-395-2538
POV Prime Timers (Emily Hippen)	281-395-0432
POV Men's Tennis (Ken Comeaux)	281-395-4220
(Tom Ritter)	281-392-5306
POV Ladies' Tennis (Joy Fontenot)	281-392-4910

Upcoming Events & Dates

Easter	April 4
POV Homeowners Meeting	April 14
Tax Day	April 15
MUD # 37 Meeting	April 15
POV PARTY BY THE POOL ADULTS ONLY	MAY 7 7-10 P.M.
Mother's Day	May 9
POV Homeowners Meeting	May 12
MUD # 37 Meeting	May 20