THE BAY OAKS LEAF-LET

Newsletter of Bay Oaks Community Association (BOCA) www.bayoaks.info *June/July 2016*

B.O.C.A.
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PRESIDENT'S MESSAGE

BY: SHEP PERRIN

Delivery Sponsored by Dan McCarver

As this edition of the Leaflet arrives in your mailbox, summer will be upon us. Summertime is one of the busiest times for the Bay Oaks Community. The social calendar is in full swing kicking off with Splash Day the first weekend of June. This means the community pool is open and operating daily through Labor Day. The first of two Family Movie Nights at the Pool is held in mid-June. And of course the annual Independence Day Fancy Car and Bike Parade is held on the 4th of July.

In looking back over the events of Spring, the biggest was successfully "fighting City Hall" on the proposed elimination of the trash and recycling subsidy. A full description of the issue and how the affected HOAs including Bay Oaks came together collectively and individually to fight the proposed elimination of the subsidy appears later in this newsletter. With the warm weather, our reptilian residents come out of hibernation and become more visible and active. With a number of drainage streams and bayous running throughout our neighborhood , we all need to be aware of increased activity by alligators and snakes. Bay Oaks and the Clear Lake area were spared the severe flooding from the April 18th and May 24th storms that most of the northern and northwestern parts of Houston and Harris County experienced. We were impacted by the heavy rainfall during springtime as our fence replacement and pre-season clean- up of the pool area were delayed. Unfortunately the Margarita Night at the pool had to be postponed for 2 weeks as the projects were not complete for the April 29 party. With all of the work done, the May 13th Margarita Night was well attended and a good time was had by all. Margarita Night appears to

(PRESIDENT'S MESSAGE continued on page5)

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DAN'S BAY OAKS ACTIVE LISTINGS

14303 Harvest Glen Court
MLS 88386954 | $1,675,000

3007 Acorn Wood Way
MLS 78402175 | $1,199,000

2314 Central Park Circle
MLS 6844732 | $1,070,000

3402 Acorn Wood Way
MLS 65482940 | $979,000

15326 Coastal Oak Court
MLS 88752034 | $699,000

2530 Bay Winds Court
MLS 80397705 | $689,000

14314 Harvest Glen Court
MLS 78125864 | $669,000

15507 Oakmont Club Court
MLS 97291669 | $539,900

3906 Emerald Falls Drive
MLS 26048336 | $499,000

15411 Parkwood Way
MLS 71394849 | $479,900

15415 Parkwood Way
MLS 7960724 | $469,900

3814 Canyon Bluff Court
MLS 96567609 | $469,000

14919 Evergreen Ridge Way
MLS 14501942 | $399,000

1903 Walnut Green Drive
MLS 39040749 | $372,800

14822 Evergreen Ridge Way
MLS 83425943 | $369,000

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14906 REDWOOD COVE COURT

3911 HAZEL GLADE COURT

2035 WALNUT GREEN DRIVE

15423 DRIFTWOOD OAK

14907 TALLOW FOREST COURT

Dan McCarver | 281.218.8000 | www.BayOaksOnline.com

★BAY OAKS DISTINCTIVE COLLECTION MARKET REPORT ★

SECOND QUARTER REPORT | JUNE, 2016

LISTING INVENTORY BY MONTH - 2016 (statistics compiled on first day of month)

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	%
Below $300,000													0	0%
$300,000 - $399,999	5	7	8	5	6	8							7	20%
$400,000 - $499,999	4	6	5	6	11	13							8	23%
$500,000 - $599,999	5	5	6	9	11	13							8	25%
$600,000 - $699,999	4	4	6	7	5	7							6	17%
$700,000 - $799,999		1											0	1%
$800,000 - $899,999	1		1	2	2	1							1	4%
$900,000 - $999,999			1	1	1	1							1	2%
$1,000,000+	4	4	3	3	4	3							4	11%
TOTALS	23	27	30	33	40	**46**	0	0	0	0	0	0	**33**	**100%**

SALES BY MONTH - 2016 (statistics compiled after month-end)

Price Range	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	%
Below $300,000													0	0%
$300,000 - $399,999		2	2	1									5	31%
$400,000 - $499,999	1	1			1								3	19%
$500,000 - $599,999	1			2	1								4	25%
$600,000 - $699,999		1			1								2	13%
$700,000 - $799,999													0	0%
$800,000 - $899,999					1								1	6%
$900,000 - $999,999													0	0%
$1,000,000+	1												1	6%
TOTALS	3	4	2	3	**4**	0	0	0	0	0	0	0	**16**	**100%**

LAST 12 MONTHS (statistics compiled after month-end)

Price Range	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	YTD	%
Below $300,000													0	0%
$300,000 - $399,999	4	1	3		1	2	2		2	2	1		18	35%
$400,000 - $499,999		2	2	1	1		2	1	1			1	11	21%
$500,000 - $599,999	1	2	1				1	1			2	1	9	17%
$600,000 - $699,999	1	3				1	1		1			1	8	15%
$700,000 - $799,999	1	1											2	4%
$800,000 - $899,999												1	1	2%
$900,000 - $999,999		1											1	2%
$1,000,000+					1			1					2	4%
TOTALS	7	10	6	1	3	3	6	3	4	2	3	**4**	**52**	**100%**

As of May 1, 2016 there were:

- 31 active properties for sale at average list price of $612,429
- 15 pended properties waiting to close at average list price of $502,293
- 8.5 months of inventory with average sales price of $503,165 based on last 6 months sales

Dan's May 2016 Statistics

Dan's 06/01/16 Listing Avg = 35% (16 out of 46)
Dan's March 2016 New Listings = 45% (5 out of 11)
Dan's May 2016 Sales = 50% (2 out of 4)
Dan's Last 12 Months Sales = 25% (13 out of 52)
Dan's Last 12 Months Average Listing Sales Price = $548,192 ($350,000 - $1,030,000))

DISTINCTIVE COLLECTION by Better Homes and Gardens REAL ESTATE GARY GREENE

The Bay Oaks Market Report is presented to keep residents aware of current inventory and sales in Bay Oaks. It has been prepared monthly since 1999 and is a tool to help readers identify and measure market trends. Historical data is also available at BayOaksOnline.com.

PROVIDED BY: DAN MCCARVER | 281.218.8000 | WWW.BAYOAKSONLINE.COM

(PRESIDENT'S MESSAGE continued from page 1)

have earned a permanent spot on the social calendar. We appreciate all of the work the social committee does on behalf of the community association.

And finally, all of the committees especially the social committee are in need of volunteers. As the old saying goes "many hands make light work". So if you are interested in helping plan and organize a tradition event or a have an idea for a new event, contact me or any board member and we will get you in touch with the right people. Remember all important community information is provided on and through our website www.bayoaks.info. Registration is limited to Bay Oaks Homeowners only. The self- registration process is easy, quick and painless so please make it a point to sign up.

Have a pleasant and safe summer and please take caution as you drive through the subdivision as the children will home and outside enjoying the long days of summer.

BOCA BOARD SELECTS OFFICERS

In the meeting that followed the March 30 annual meeting the BOCA board selected officers for the 2016-2017 term. During that meeting, Shep Perrin agreed to serve again as President. Jack Rogers will continue as Vice President and board liaison with the Architectural Review Committee. Todd Hinz remains Treasurer and Steve Raska remains Secretary. Steve will also continue to oversee the landscaping of the neighborhood. Chris Dooley will have Security and Social. Grady Perdue maintains his oversight of Parks & Facilities. Les Swan continues to support the Architectural Review process. The board appreciates all of the support of the homeowners and are looking forward to another successful year.

TENNIS COURTS

The tennis courts have been resurfaced! The new surface is a great improvement for the tennis players in the community. But that is not all. In the weeks ahead you will also see the old lights and poles removed and new lighting installed. The estimate is that it will take about a week to do that work, but it will be worth it when that project is completed.

NEW SIGNS RAISE AWARENESS

You may have noticed the new Golf Cart Crossing Signs sprinkled throughout the neighborhood. Several months ago the Bay Oaks Country Club approached the community association about installing much needed signs notifying Bay Oaks drivers of cart crossings ahead. The country club offered to pay for the signs and the installation. In the interest of safety, the HOA agreed to allow the signs with final approval of the design. While the signs do provide additional warning that golf carts may be crossing the street, we ask all drivers to pay attention to all of the various vehicles and pedestrians that share our streets.

BAY OAKS COMMUNITY ASSOCIATION POOL SCHEDULE 2016

May 7th - May 31st
Saturday 12:00PM - 8:00PM
Sunday 1:00PM - 6:00PM

Memorial Day 12:00PM - 8:00PM

June 4th *- June 30th
Monday 12:00PM - 8:00PM
Tuesday CLOSED
Wednesday 12:00PM - 8:00PM
Thursday 12:00PM - 8:00PM
Friday 12:00PM - 8:00PM
Saturday 12:00PM - 8:00PM
Sunday 1:00PM - 6:00PM

July 1st - July 31st
Monday 12:00PM - 8:00PM
Tuesday CLOSED
Wednesday 12:00PM - 8:00PM
Thursday 12:00PM - 8:00PM
Friday 12:00PM - 8:00PM
Saturday 12:00PM - 8:00PM
Sunday 1:00PM - 6:00PM

August 1st - 21st*
Monday 12:00PM - 8:00PM
Tuesday CLOSED
Wednesday 12:00PM - 8:00PM
Thursday 12:00PM - 8:00PM
Friday 12:00PM - 8:00PM
Saturday 12:00PM - 8:00PM
Sunday 1:00PM - 6:00PM

August 27th - September 5th
Saturday 12:00PM - 8:00PM
Sunday 1:00PM - 6:00PM
Labor Day 12:00PM - 8:00PM

Pool Closed on Tuesdays; however, if a holiday falls on Tuesday, pool will be closed on Wednesday. Last Day of the Proposed Season is September 5th, 2016.
*Based on the CCISD School Calendar

MARCH | yard of the month

2007 Golfview Trail

APRIL | yard of the month

3807 Canyon Bluff

MAY | yard of the month

15419 Bay Green Court

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- Sinus Infection
- Tachycardia
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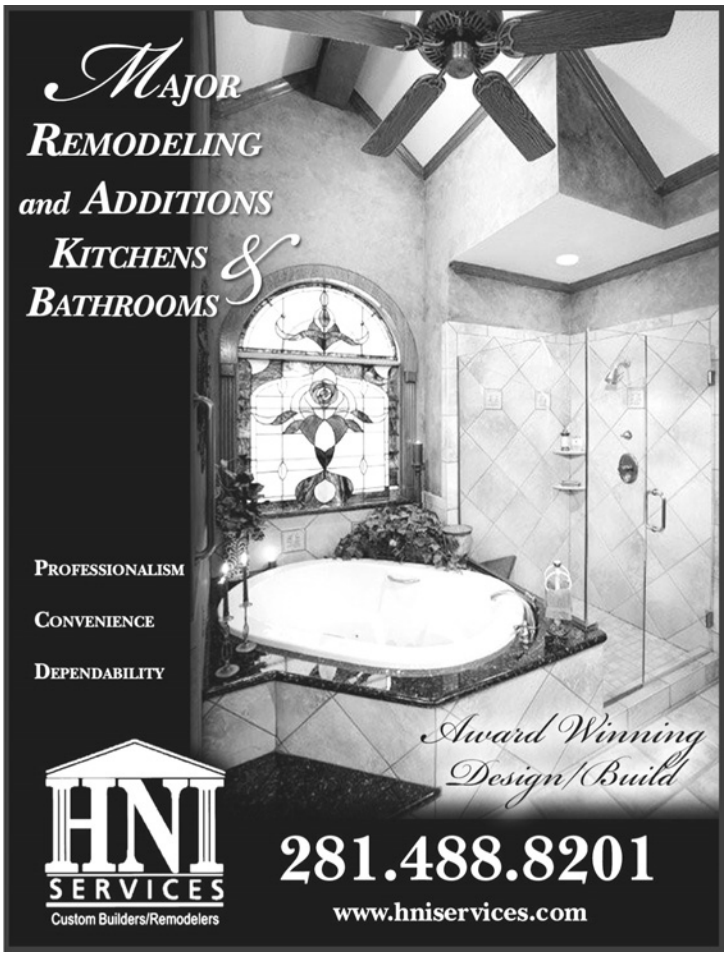
MARGARITA NIGHT

Our 2nd Annual Margarita Night on May 13th was a big success! It was off to a rough start with an initial reschedule due to weather and pool fencing issues It looked like it was going to get rained out again, but the weather cleared 15 minutes before the start of the event . We ended up with a nice and cool night. Approximately 75 people attended, making it bigger than last year. Hopefully we can continue to grow that number next year. The delicious food was catered by Johnny Tamales. Thank you to all the neighbors who mingled, laughed and made plans for future gatherings. Thank you to Ivelina for taking the lead on the event along with helpers, Janis, Mary Ann, and Jennifer.

SHARE YOUR STORIES

If you have news that Bay Oaks residents might enjoy reading, please share it with us. Maybe you belong to a great club and would welcome new members, or you know about an outstanding student or adult who deserves recognition. Help make The Leaflet more about all of our great Bay Oaks people and send your article ideas to:

Gina Conklin at ginac@houcomm.com



EMERGENCY NUMBERS

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Clear Lake Emergency Medical	281-488-0022
Poison Control Center	1-800-POISON-1

NON-EMERGENCY NUMBERS

HPD Dispatch	281-884-3131
Harris County Constable	281-488-4040
Clear Lake Substation	281-218-3800
Houston Fire Department	713-884-3143
Top Gun	832-845-0679

HOSPITALS

Houston Methodist St. John	281-332-5503
Clear Lake Regional	281-332-2511
Memorial Southeast	281-929-6100

HARRIS COUNTY

Main Switch Board	713-755-5000
Animal Control Office	281-999-3191
Children's Protective Services	713-626-5701
Courthouse - Clear Lake	281-486-7250
Mosquito Control	713-440-4800
Appraisal District	713-957-7800

NEW PERIMETER FENCE FOR SWIMMING POOL

The new perimeter fence is up at the community swimming pool. This new fence will enhance the attractiveness of the pool, and increase the security of the pool area. The fence replacement work is part of the overall upgrading that is taking place at our community park. You will also see improved maintenance at the pool house and the general pool facilities.

SOCIAL COMMITTEE ANNOUNCES CALENDAR

The Bay Oaks Social Committee has scheduled the following events:

Family Movie Night at the Pool - ***June 17***

Independence Day Parade - ***July 4***

Family Movie Night at the Pool - ***August 12***

National Night Out - ***October 4***

Ky's story

"When I couldn't walk three quarters of a mile to dinner while on a business trip, it made me realize that I needed to do something about my weight. Since my gastric sleeve, I have lost 85 pounds, and I am now able to pull my grandson in a wagon to kindergarten every day."

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THANKS TO PROTESTS CITY OF HOUSTON TRASH SUBSIDY TO REMAIN

On April 22, Mayor Sylvester Turner proposed eliminating the trash subsidy provided to Homeowner's Associations that do not use City of Houston trash and recycling services. Over the years as Houston has annexed unincorporated communities such as Clear Lake and Kingwood, the city has not had the infrastructure in place to provide trash collection. As residents of the City of Houston, about $18 per household per month of our taxes go to pay for trash collection. Historically the city has encouraged these annexed communities to maintain private trash collection and provided a $6 per household per month subsidy. In facing a $160 million deficit for the 2017 fiscal year, the Mayor proposed eliminating the subsidy. About 48,000 homes across the city were impacted. Upon learning of this proposal by the Mayor, the BOCA board immediately went to work on the issue on several fronts. We voiced our concern to District E Councilmember Dave Martin who realized the proposal was illogical and could potentially cost the city more than the subsidy if all affected homeowners demanded city trash service. The board issued a letter to the Mayor directly protesting the proposal. We also signed a joint letter from the Association of Clear Lake Communities which includes Middlebrook, Brook Forest, Bay Forest and Pinebrook among others voicing our concern collectively. And we encouraged all of the Bay Oaks residents to individually contact the Mayor protesting his proposal. On May 16, the Mayor dropped the proposal of eliminating the subsidy from his 2017 budget plan. Thanks to all who participated in the protest. It goes to show you can "Fight City Hall" and win!

Note: The annual trash and recycling contract for Bay Oaks is $272,341 or $22,695 per month. With 1147 homes, this calculates to $19.79 per household per month. So the trash subsidy of $6,882 per month or $82,584 per year offsets about 30% of our trash and recycling collection costs.

SPLASH DAY RESCHEDULED

Due to unfortunate continuous thunderstorms, the Social Committee had to reluctantly cancel Splash Day. Although the event is normally planned to welcome the summer, this year it will be held to celebrate the end of summer and the beginning of the school year. Splash Day has been rescheduled for Saturday, August 6 from 12-3. We hope to see you and your neighbors there for pizza, snow cones, games, and prizes!

UPGRADING THE MAILBOXES

The BOCA Board has recently begun a long term project of upgrading the Mailboxes around the neighborhood. The new cluster box units (CBU's) are larger which hold more mail, more secure, have more parcel boxes and are aesthetically more in keeping with the Bay Oaks color theme. While BOCA is purchasing the new CBU's, we work closely with the local post office who provides the proprietary master locks which must be installed on each unit.

Additionally, in order for the transition process from the old to new boxes to be as convenient as possible for our homeowners, we are moving the current CBU's to a temporary base at the same location, then after the new CBU's are installed, both old and new are left in place for about a week while we make sure all the new mailbox keys are distributed appropriately.

The first location that received the new CBU's was the cluster of boxes on Golf View Trail at Central Park Circle (picture below). The 8 CBU's on Oak Links at Almond Creek are slated to be upgraded in the next few weeks. We have already received the boxes and are awaiting the master locks from the post office to begin that transition. If the box you use is scheduled to be upgraded, you will be receiving additional information on the process directly in your mailbox before that upgrade process begins.

SHARE YOUR STORIES

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CLEAR CREEK EDUCATION FOUNDATION SEEKS NOMINEES FOR ANNUAL AWARDS

Deadline August 1, 2016

Nominations are now being accepted for annual awards for Distinguished Clear Creek Independent School District (CCISD) Alumni, CCISD Superstars and the Dennis Johnson Memorial Small Business Award. Recipients are selected by the Clear Creek Education Foundation.

The Distinguished Alumni award is presented to a CCISD graduate who has excelled in his or her chosen profession and has made a significant contribution to his/her community.

The CCISD Superstar is an individual who has made exceptional contributions that benefited the district (may or may not be a CCISD graduate).

The Dennis Johnson Memorial Small Business Award will go to an individual who has made exceptional contribu-

tions that benefit the district and community as a small business owner.

Nomination forms may be found on the Education Foundation website www.clearcreekeducationfoundation.org . All nominations must be submitted by Monday, August 1, 2016. Nominations may be mailed to the Clear Education Foundation, P.O. Box 1631, League City, TX 77574 or emailed to Kaci Hanson at kahanson@clearcreekeducationfoundation.org. Awards will be presented at the Education Foundation Annual Gala on Saturday, November 5, 2016 at South Shore Harbour Resort.

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Bay Oaks Home owner

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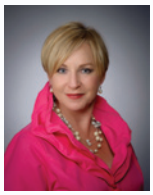

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Happy & Safe July 4th

PARADE STARTING AT THE POOL PARK AND ENDING AT BAY OAKS COUNTRY CLUB

2014 Back Bay Court in Nassau Bay

Resort living close to Houston & Galveston. Stunning estate property located on Clear Lake and looks over Nassau Bay Lagoon. Includes yacht mooring, quad boats lifts. 30 amp hook up plus 50 amp for additional boats. Outdoor kitchen and Tiki style bar/kitchen area. Upper deck of boat house with dual staircase allows fantastic lake views and 180 degrees of bulkhead approximately 400 linear feet bulkhead. Open interior and many amenities. Two boats included in sale package.

Nasa Road 1 to Upper Bay Blvd. Follow to Back Bay Ct., property on the right in cul-de-sac.

I want to be your Realtor

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