THE BAY OAKS LEAF-LET

Newsletter of Bay Oaks Community Association (BOCA) www.bayoaks.info *February/March 2017*

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

By: Shep Perrin

Delivery Sponsored by Dan McCarver

Happy New Year Bay Oaks residents! It is a little late for the traditional new year greeting but this is our first Leaflet of 2017. The Board and I hope you had a safe and happy holiday season.

As the new year rolls in, we just held our first social event of the year Bay Oaks Snow Day. After a warm winter, we finally had some cool weather for the event. At least it was not 80º and sunny. Snow Day is one of our most popular social events with seemingly hundreds of children in attendance. Pictures and article are included in this Leaflet. Thanks to the Social Committee for organizing and staffing the event. It takes a lot of volunteers to make this run smoothly. And of course thanks to the Bay Oaks Country Club for the hot chocolate. They are a great neighbor and support a number of our events.

Next up on the agenda is the annual homeowners meeting. It is scheduled for Thursday, March 23 at the Bay Oaks Country Club. Please make every effort to attend as this is your meeting where we elect board members and present the annual budget. Details on the meeting and elections are found later in the newsletter.

Since the last newsletter, a challenging issue for our residents has cropped up. This has to do with the rising popularity of drones. While in the vast majority of situations drones can be useful and of great service, there are times they can simply be an annoyance. There have been several reports of drones hovering over private residences and yards. While not illegal, this type of activity can create an unnecessary commotion and be upsetting to many. So we request that if you or someone in your family have a drone

(PRESIDENT'S MESSAGE continued on page5)

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Clear Lake Area

*Individual Agent, MLS area 7

BAY OAKS MARKET REPORT

LISTING INVENTORY BY MONTH - 2017 (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	1	2											2	7%
$400,000 - $499,999	8	10											9	39%
$500,000 - $599,999	4	5											5	20%
$600,000 - $699,999	4	2											3	13%
$700,000 - $799,999													0	0%
$800,000 - $899,999	2	4											3	13%
$900,000 - $999,999													0	0%
$1,000,000+	1	3											2	9%
TOTALS	20	26	0	0	0	0	0	0	0	0	0	0	23	100%

SALES BY MONTH - 2017 (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													0	0%
$400,000 - $499,999	1												1	100%
$500,000 - $599,999													0	0%
$600,000 - $699,999													0	0%
$700,000 - $799,999													0	0%
$800,000 - $899,999													0	0%
$900,000 - $999,999													0	0%
$1,000,000+													0	0%
TOTALS	1	0	0	0	0	0	0	0	0	0	0	0	1	100%

SALES BY MONTH - LAST 12 MONTHS (statistics compiled after month-end)

Price Range	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	YTD	%
Below $300,000													0	0%
$300,000 - $399,999	2	2	1		3	2	3	4		4	2		23	39%
$400,000 - $499,999	1			1	4	2	4			1	1	1	15	25%
$500,000 - $599,999			2	1	4	3	1		1		1		13	22%
$600,000 - $699,999	1			1		1	1			1			5	8%
$700,000 - $799,999													0	0%
$800,000 - $899,999				1			1	1					3	5%
$900,000 - $999,999													0	0%
$1,000,000+													0	0%
TOTALS	4	2	3	4	11	8	10	5	1	6	4	1	59	100%

As of 2/01/17 there were:

- 21 active properties for sale at average list price of $665,629
- 5 pended properties waiting to close at average list price of $561,560
- 4.7 months of inventory with average sales price of $463,427 based on last 6 months sales

Dan's 2017 Jan. Statistics

Dan's January 2017
New Listings = 25% (2 out of 8)

Dan's Last 12 Month Sales = 36% (21 out of 59)

Dan's Last 12 Months

Average Sales Price = $514,280
($319,900 - $885,000)

DAN'S BAY OAKS ACTIVE LISTINGS . . .

14303 Harvest Glen Court
MLS 88386954 | $1,595,000

1902 Orchard Country Lane
MLS 30389924 | $756,000

15422 Driftwood Oak Court
MLS 70608745 | $499,000

3926 Diamond Grove Court
MLS 28181124 | $469,000

DAN'S BAY OAKS COMING SOON . . .

1910 WINTER KNOLL WAY

2511 BLOSSOM BAY COURT

2526 DEEP OAK COURT

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#1

#1 IN SALES - 2016*
Clear Lake Area
*Individual Agent, MLS area 7

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(PRESIDENT'S MESSAGE continued from page 1)

please be respectful of your neighbors and do not fly it over their private property.

Given the overwhelming positive feedback on the package relocation service provided by Top Gun during the holiday season, they have offered to continue providing that service throughout the year. When they see a package dropped at a residentís front door, Top Gun will first ring the door bell and if there is no answer attempt to place the package out of sight from the street but still close to the door.

And last but not least, there will a number of events sponsored by the Social Committee this year. The list includes the ever popular adult Margarita Night, two family movie nights at the pool, the annual 4th of July Parade and National Night Out co-sponsored by the Safety & Security Committee in October. And as always, these events just "don't happen". The committee is always looking for volunteers to help organize the events.

Remember if you have not already registered for our website, go to www.bayoaks.info and self- register. It is easy and straightforward. All of the official business and communications of the community association is conducted via the site. All of our documents, calendar, deed restrictions, architectural guidelines etc. can be found here. So please sign up today.

2017 ANNUAL HOMEOWNERS MEETING SCHEDULED

The annual homeowners meeting will be held on Thursday, March 23 at the Bay Oaks Country Club. Homeowner check-in will begin at 6:30 pm with the meeting commencing at 7:00 pm. Light refreshments will be served. In addition to the annual business meeting, elections will be held for the board of directors. This year four (4) board positions will be filled. Directors are elected for a 2 year term. If you are interested in serving on the board please email Shep Perrin (sfp3@yahoo.com) chair of this year's nominating committee.

Proxies and candidate bios will be sent through the mail a few weeks before the meeting. Please make every effort to attend the meeting. If you cannot attend please sign your proxy document and either mail it in to HCMS or give it to a neighbor who plans to attend. We need 10% of the residents to participate in the election in order to have a quorum. As the meeting date gets closer, reminders will be issued via email.

TREE PLANTING

There is a multi-year plan to restore some of the Bay Oaks community areas with new trees while removing invasive trees, such as Chinese tallows. The Bay Oaks Community Association board approved Phase 1 this year for planting along Bay Oaks Boulevard. The first planting is scheduled for Saturday, February 18th. Trees for Houston will provide trees and train volunteers. About 60 trees will be planted from the intersection of Bay Oaks Boulevard and Pineloch, adjacent to Horsepen Bayou, for about 650ft northwest towards Clear Lake Boulevard.

Over 40 Bay Oaks residents, including members of Boy Scout Troop 1004 and Bay Oaks Country Club staff have volunteered for the February 18th planting. Another planting is planned for the 4Q2017.

If you are interested in volunteering or would like more information, please contact Nancy at nwsuarez08@yahoo.com or Brian at brianfhorner@gmail.com.

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

SNOW DAY

What a Winter Wonderland we had on Saturday, January 28! Snow Day continues to be a neighborhood favorite. We had approximately 250 people enjoying the two slides and snow patch. Thank you to all the volunteers that help make this day look effortless. Big thanks to MaryAnn for leading the event and the social committee for assisting, Cassandra and the Bay Oaks Country Club for the delicious hot chocolate, Heidi with Creative Balloon Entertainment, and the volunteers who helped the children down the slides. We are always looking for more volunteers for this event and any event held, if interested, please contact Jennifer (jenniferbgallardo@gmail.com) to find out the next planned neighborhood gathering or to share an idea for an event. We hope to make next year's Snow Day even bigger and better, so continue to watch out for information.

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- Pneumonia
- Serious Infections
- Skin Rashes
- Sinusitis
- Sinus Infection
- Tachycardia
- Vomiting/Diarrhea

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TRASH & RECYCLING SERVICES

Bay Oaks is very fortunate to have private trash collection and single stream recycling services. This allows us to have "back door pick-up" for both services. We don't have to use those heavy and unsightly City of Houston issued roll out carts that end up strewn all over the streets on collection days. We can simply place our cans and red recycling bins on our driveways, next to the house. This enhances the overall appearance of Bay Oaks allowing us to maintain our status as the "Premier neighborhood in Clear Lake". Other advantages to private collection include "heavy trash" pick-up once a week on Saturdays instead of once a month. We do not need to purchase special bags for lawn trash. Glass of all colors can be recycled along with paper, plastic and metal. Trash is collected twice a week on Wednesdays and Saturdays. Recycle collection is every other Wednesday. Ask any one on city trash collection and they will tell you how poor the service really is.

Occasionally Ameriwaste, our provider for both services, misses a residential pick-up. If you notice that either your trash or recycling has not been collected and your neighbor's has please call Ameriwaste at 281-585-3200. They will contact a nearby truck to come and make the pick-up. Ameriwaste will also document the missed collection for corrective action. On occasion the board reviews the complaint log. All of the information on trash and recycle collection can be found on www.bayoaks.info.

EMERGENCY NUMBERS

Emergency Only	911
Fire Department	911
Clear Lake Emergency Medical	281-488-0022
Poison Control Center	1-800-POISON-1

NON-EMERGENCY NUMBERS

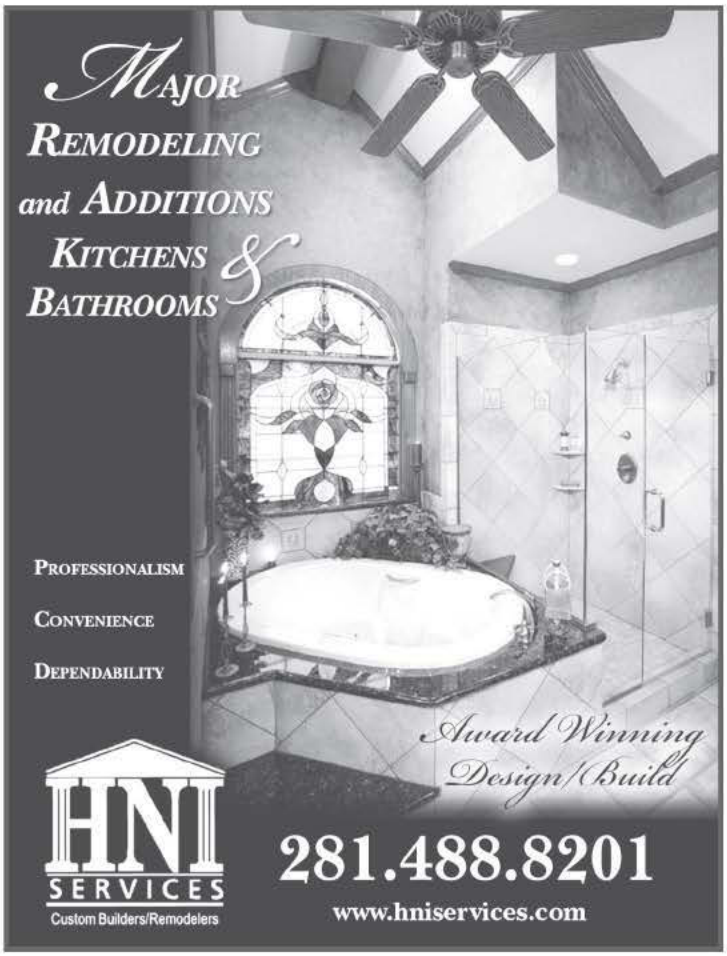
HPD Dispatch	713-884-3131
Harris County Constable	281-488-4040
Houston Fire Department	713-884-3143
Top Gun	832-845-0679

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



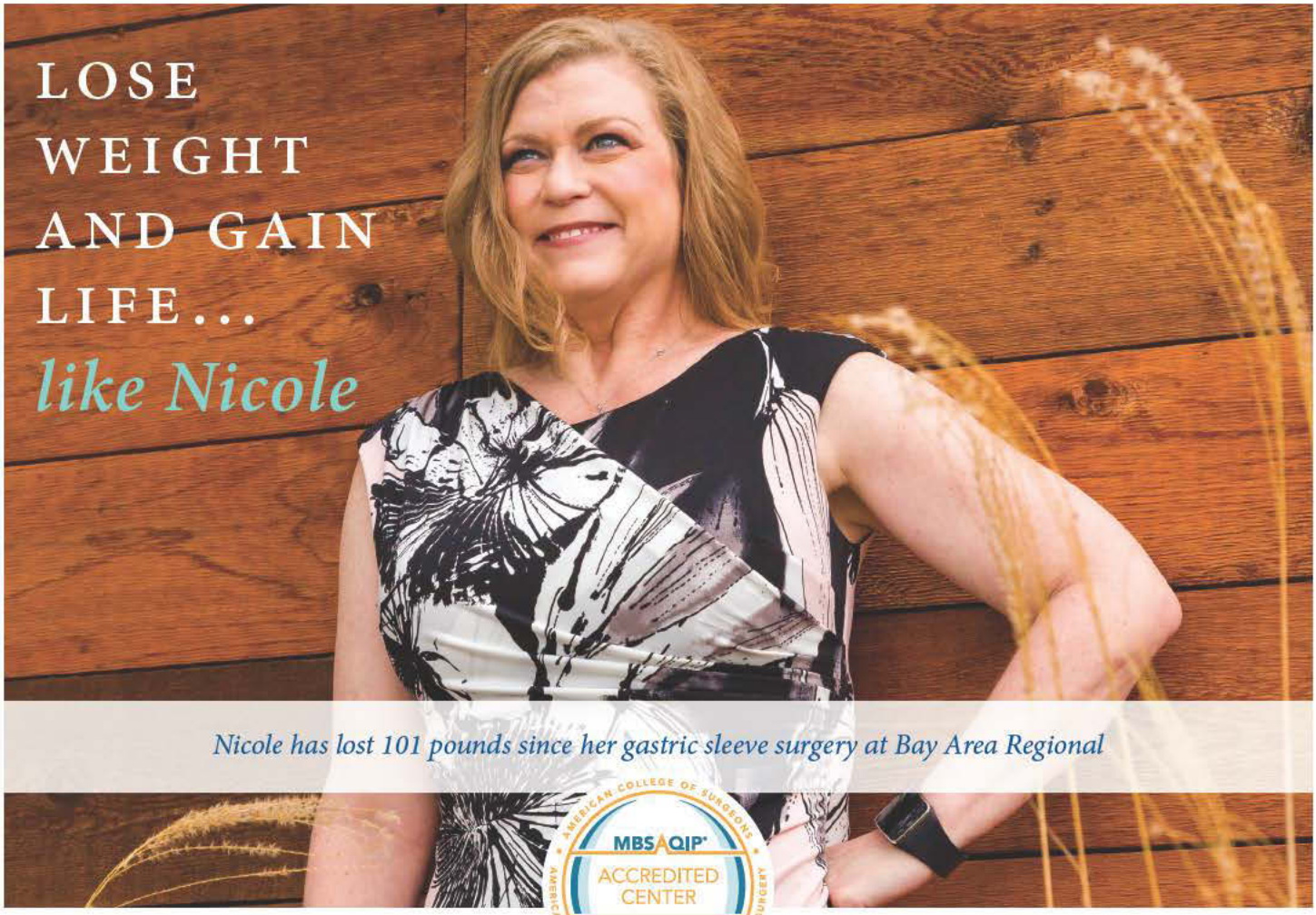
MAILBOX CLUSTER REPLACEMENT PROJECT

Last year, the board began a program to replace older cluster mailbox units (CBU's) throughout the neighborhood. New CBU's have already been installed at Golf View Trail, Oak Links @ Almond Creek, Enchanted Isle, and Scenic Elm. After consulting with our regular mail carriers for each location, we completed an asset analysis of all the remaining CBU's to determine a replacement schedule based on current mailbox condition. Soon, the older "square box" CBU's in the neighborhood will be replaced with the newer flat box type mailboxes, which hold more mail and include more parcel lockers for packages.

The BOCA board is committed to ensure the transition process avoids any inconvenience to our homeowners and insisted the local post office allow us to coordinate the installation and key distribution process. With very few exceptions, our process has been very smooth and orderly.

The transition procedure that we have worked out with the local postmaster and the neighborhood mail carriers ensures that there will be NO INTERRUPTION in your mail service delivery and you will be provided with new mailbox keys without having to stand in line at the local post office to retrieve your new keys.

Homeowners will be notified to inform them of the transition and new key distribution process before the installation begins at each location. Additionally, you will be provided with a phone number to the installation contractor who will be available should any issue arise.



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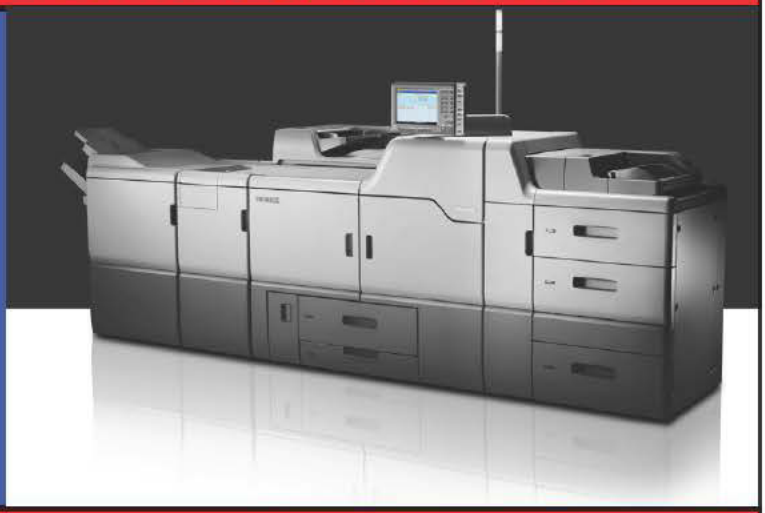

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NOVEMBER | yard of the month

14130 Lake Scene Trail

DECEMBER | yard of the month

1910 Cherry Tree Park Circle

JANUARY | yard of the month

3702 Plum Glen Court

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FEBRUARY | yard of the month

3306 Poplar Run

PERIMETER WALL MAINTENANCE UPDATE

We began our annual perimeter wall maintenance in January by spraying the brick surface with an environmentally friendly product, which removes the green algae growth along shaded areas that this discoloration occurs. The product works over time and is activated by rain. This process is less damaging to the brick wall, lasts longer and is less costly and labor intensive than power-washing. We are also spraying herbicide to eradicate any ivy seen growing up onto the exterior side of the brick.

We are asking all property owners along the perimeter to assist us to ensure the brick wall lasts it's complete life span of 20+ years and avoid costly replacement and repair costs. The brick walls surrounding Bay Oaks are the property of, and was paid for by all homeowners of the association. Allowing ivy to grow or attaching anything to the brick wall will void our warranty and severely decrease the life span of the wall.

While completing this spraying process, we noticed many areas where ivy has begun to grow onto and into the brick mortar and it appears that some property owners with perimeter lots along the brick wall are even encouraging this ivy growth. We ask that if you have any ivy or other plant growth on the interior side of the wall, please remove it immediately as you may be held liable for any repair or replacement costs should the wall fail due to these actions. If you need assistance with eradicating and removing ivy on the wall in your yard, our maintenance contractor can assist with that process for a nominal fee. Contact Gina Conklin, our property manager at (832) 864-1200 for details.

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