THE BAY OAKS LEAF-LET

Newsletter of Bay Oaks Community Association (BOCA) www.bayoaks.info *April/May 2018*

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PRESIDENT'S MESSAGE

By: Shep Perrin

Delivery Sponsored by Dan McCarver

The 2018 Bay Oaks Community Association Annual Meeting was held on Wednesday March 28 at the Bay Oaks Country Club. The meeting was well attended with about 100 homeowners in attendance. A strong showing coupled with homeowner proxies provided for a quorum. Thanks to all of you who took the time to attend or submit a proxy.

Three directors were elected to the board during the meeting: incumbents Chris Dooley and Shep Perrin. Jesus Suarez was elected to fill the position of "retiring" board member Steve Raska. Steve has served the past 4 years as Secretary of the Board as well as chairman of the landscaping committee. Significant improvements in landscape management were made under Steve's watchful eye. These includes upgrades at all of the entrance monuments, shade tolerant plant installations at many entrances, irrigation improvements and selection of a new landscape contractor. Thanks again to Steve for his service. His energy and passion will be missed. The 2018 annual meeting presentation has been posted on www.bayoaks.info under Community/Documents/Annual Meetings

In the weeks leading up to the annual meeting, both the county and the city confirmed the El Dorado widening project will include a 17' wide median. This is the narrowest option for a median. The 17' median will provide three major benefits for Bay Oaks specifically and Clear Lake in general. The narrow median will keep the new lanes of traffic as far away from the Bay Oaks perimeter as possible. It will preserve the maximum amount of mature trees that line El Dorado. And finally it will allow for an 8' wide hike & bike trail between our tree line and the new road bed that can be used by all Clear Lake residents. Engineering work on the project is under way that will include a new bridge across Horsepen Bayou as well as relocation of the utility poles. Construction is planned to start this summer.

And last but not least with the warm weather comes the social season. The Fajita-Margarita Mixer is scheduled for Friday May 4 at the community pool. Notices have been issued via www.bayoaks.info. The emails include a registration link

(PRESIDENT'S MESSAGE continued on page 5)

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DAN'S 2018 BAY OAKS SALES!

14103 LOFTY MOUNTAIN TRAIL

3611 PLUM GLEN COURT

15415 OAKMONT CLUB COURT

3923 LOCH GLEN COURT

15422 DRIFTWOOD OAK COURT

3607 ACORN WOOD WAY

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3414 SCENIC ELM

15110 CORAL OAK COURT

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"You can count on Dan to get the job done!" — Driftwod Oak Cort Seller

"Great experience. First class." — Redwood Cove Court Seller

DAN'S BAY OAKS ACTIVE LISTINGS

2506 DEEP OAK COURT
MLS 62932588 | $619,000

3803 CANYON BLUFF COURT
MLS 49070909 | $895,000

14607 JUNIPER FOREST LANE
MLS 44356500 | $439,000

3415 OAK LINKS AVENUE
MLS 39285359 | $895,000

1806 ROYAL FERN COURT
MLS 5687092 | $549,000

14843 HEATHER VALLEY WAY
MLS 44877585 | $399,000

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★BAY OAKS APRIL MARKET REPORT ★

LISTING INVENTORY BY MONTH - 2018 (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	1	2	1									1	6%
$400,000 - $499,999	7	4	3	5									5	25%
$500,000 - $599,999	4	6	6	3									5	25%
$600,000 - $699,999	1	2	2	3									2	10%
$700,000 - $799,999	1			2									1	4%
$800,000 - $899,999	1	1	1	1									1	5%
$900,000 - $999,999	3	3	3	3									3	16%
$1,000,000+	3	2	1	1									2	9%
TOTALS	21	19	18	19	0	0	0	0	0	0	0	0	**19**	**100%**

SALES BY MONTH - 2018 (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	1												1	20%
$400,000 - $499,999	2	1											3	60%
$500,000 - $599,999													0	0%
$600,000 - $699,999			1										1	20%
$700,000 - $799,999													0	0%
$800,000 - $899,999													0	0%
$900,000 - $999,999													0	0%
$1,000,000+													0	0%
TOTALS	3	1	**1**	0	0	0	0	0	0	0	0	0	**5**	**100%**

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

Price Range	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	YTD	%
Below $300,000													0	0%
$300,000 - $399,999		1							1	1			3	7%
$400,000 - $499,999		3	7	3	3	2	1		3	2	1		25	60%
$500,000 - $599,999			3					3					6	14%
$600,000 - $699,999			2	1		1						1	5	12%
$700,000 - $799,999			1						1				2	5%
$800,000 - $899,999													0	0%
$900,000 - $999,999							1						1	2%
$1,000,000+													0	0%
TOTALS	0	4	13	4	3	3	2	3	5	3	1	**1**	**42**	**100%**

AS OF APRIL 1, 2018 THERE WERE:

- 12 active properties for sale at average list price of $747,442
- 7 pended properties waiting to close at list price of $545,257
- 4.8 months of inventory

DAN'S MARCH 2018 STATISTICS

Dan's April 1, 2018 Listing Average = 47% (9 out of 19)
Dan's March 2018 New Listings = 40% (2 out of 5)
Dan's March 2018 Sold Listings = 100% (1 out of 1)
Dan's 1st Quarter Sold Listings = 60% (3 out of 5)
Dan's Last 12 Month Sales = 48% (20 out of 42)
Dan's Last 12 Months Average Sales Price = $467,758 ($364,050 - $735,000)

HAR.com survey score ★★★★★ 4.91/5
Over 240 surveys returned!

"Dan was the best. He has a great understanding of Bay Oaks and has a team that will get your house ready to sell. If you follow his advice, you will be more than pleased with the results. I would use him again."
— Seller of Canyon Bluff Court

View My Listings on BayOaksOnline.com

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(PRESIDENT'S MESSAGE continued from page 1)

that will allow the Social Committee to get a better headcount for the event. As word of the event has spread, attendance has continued to grow each year so please RSVP and come out to meet your neighbors. This event is limited to Bay Oaks residents 21+ years of age only. Watch your email for notification of 2018 pool hours and additional summertime social events.

SOCIAL COMMITTEE NEWS

The first event of the Summer Season is right around the corner. The Social Committee will be hosting the Annual Fajitas and Margaritas Mixer Night at the community pool on Friday, May 4th. The event will be held from 6-9 pm and is open to all adult (21+) residents of Bay Oaks. Top Gun will provide check in and security services.

Plan to come out and meet your neighbors from all over the neighborhood.

After this popular event, we will be in full swing of family events that include two Movie Night at the Pool, 4th of July Parade, and Splash Day to end the Summer calendar of events. If you are interested in helping coordinate any of these neighborhood events and being a part of the social committee, please contact Jennifer Gallardo (jenniferbgallardo@gmail.com), we are always looking for help from our community to continue these events.

PACK 1965 IS CLEAR LAKE'S NEWEST CUB SCOUT PACK

Last August, days before Hurricane Harvey ravaged the area, Cub Scout Pack 1965 was newly chartered at St. Thomas the Apostle Episcopal Church in Nassau Bay. And as soon as the roads were safe to use, the pack began serving the community, collecting clothes, bedding, and personal hygiene items for consolidation and distribution to impacted families in the area. Since then, the pack has continued the 100+ year Cub Scouting traditions of adventure, personal growth, and community service with the boys of the Clear Lake area.

While Pack 1965 is the "official" cub scout pack of Falcon Pass Elementary, our scouts come from many other schools as well. Traditionally, scouts were limited to 1st - 5th grade boys, but in the fall, we are very excited to start two new programs: Lion Cubs (kindergarten-aged scouts), and Family Scouting, where for the first time, Cub Scouts will open its doors to girls! We cannot wait to start these programs! Our Cubmaster is Hal Snapp, a former Eagle Scout, naval aviator, commercial pilot, and father of four. Our Pack Committee Chairman is Zachary Whirley, a former Arrow Of Light and First Class Scout and stay-at-home dad of three. Together, Hal and Zac design and implement a calendar and program full of fun, adventure, service, and camaraderie. We build and launch model rockets, Pinewood Derby cars, Raingutter Regatta boats, have parties, go on at least two campouts a year, hike, swim, fish, earn lots of awards and badges, and learn all sorts of new skills and civic knowledge.

Our scouting calendar mirrors CCISD's calendar, and our year is coming to an end. But registration is open year-round, and we do have summertime activities planned to keep all scouts engaged and motivated to have fun. We meet as a pack each Sunday afternoon at 4pm at St. Thomas the Apostle Episcopal Church (18300 Upper Bay Road) and then break out into dens for age/grade-level instruction and fun. Come join us for some scouting fun! Visit our site, pack1965.org, for more information. You can also find us on Facebook (Cub Scout Pack 1965 - Clear Lake) and Twitter (@Pack1965). If you'd like more information on how your son and/or daughter can participate in our pack, please email Zac Whirley at chair@pack1965.org. See you Sunday!

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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

HOMEOWNERS MEETING

Thank you to all who could attend.

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
Bay Area Regional	281-525-7000
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

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TOP GUN IS NOW UNITED AMERICAN SECURITY

United American Security was incorporated in 2010 by combining three top tier security companies with over 3,500 security professionals. In April 2017 UAS acquired Top Gun Security of Houston. While you may have noticed the new markings on the patrol car, UAS is dedicated to providing the same quality service as Top Gun Security. The staff serving Bay Oaks will remain the same experienced officers:

Lt Richard Van Eenennaam Officer in charge 6 am -2 pm Monday to Friday

Staff Sergeant Adrian Hernandez: 2 pm -10 pm Monday to Friday

Officer William Jackson: 10 pm - 4 am Friday and Saturday

Select UAS statistics for 2017 include:

* 184 Incidents reports
* 49 Observation reports
* 356 Vacation Watches vs 235 in 2016
* Updated interactive pdf Vacation Watch form posted on www.bayoaks.info

Jennifer Gallardo
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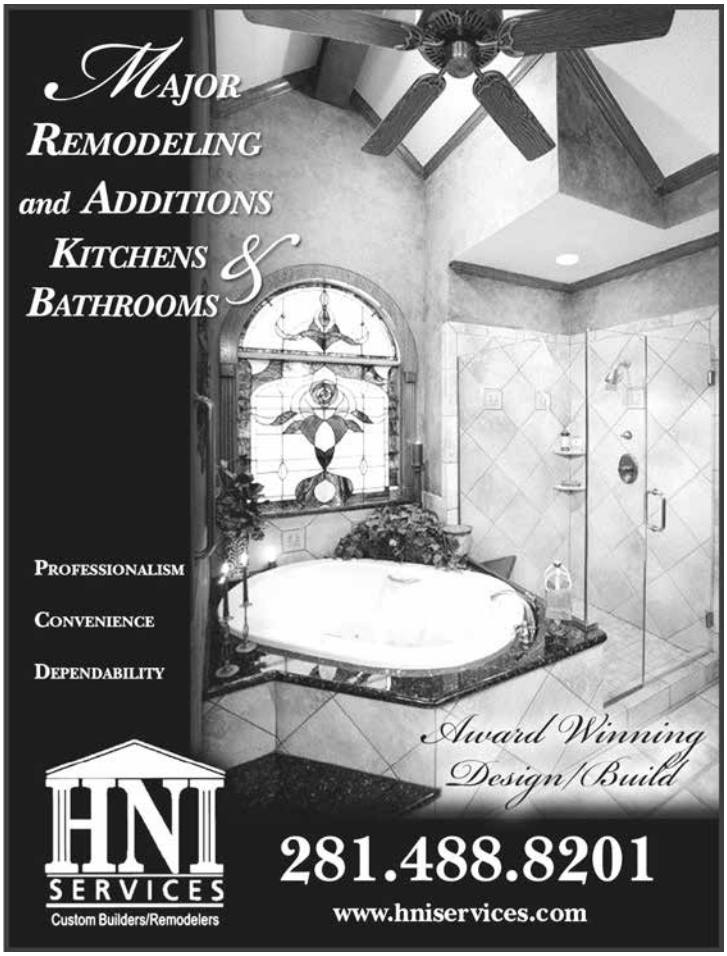

BAY OAKS TREE PRESERVATION / TREE REMOVAL

Trees are an important asset to both homeowner's properties, as well as the neighborhood as a whole. In fact, your Community Association owns properties with countless trees and spends tens of thousands of dollars annually maintaining them. With this in mind, we wanted to take this opportunity to remind homeowners that the Bay Oaks Declaration of Covenants requires all tree removal to be approved by the Community Association prior to removal.

The Bay Oaks DCCR's state;

"No trees shall be cut except to provide room for construction of improvements or to remove dead or unsightly trees and then only following the obtaining of written approval for such cutting by Declarant or the Association, given in their sole discretion." and "Plans and specification for improvements are to be approved in advance. No special consideration will be given in those instances when post-construction approval is requested"

Requests for tree removal approval can be made using the "Application for Home Improvement and Modifications" form. This form can be found on the bayoaks.info website under Community/Documents/Architectural Guidelines. The form contains the fax and mailing address for application submittal. All applications for tree removal must include the following information;

1. A plat drawing or sketch noting the location of tree(s) to be removed
2. Type of tree(s)
3. Planned replacement of tree(s)
4. Total number of trees in area of yard (front/back/side) where trees are requesting to be removed from
5. Reason for removal. If diseased or affecting foundation and/or plumbing, a written statement from a professional arborist, structural engineer, and/or plumber must accompany request.

It has also recently been brought to the Community Association's attention that the City of Houston must also be contacted for the removal of certain trees. The City of Houston Tree and Shrub Ordinance states the following;

City ordinance specifically preserves trees that are in the public right-of-way and requires that you get written permission from the Parks Department before removing particular species of trees that are 1-1/2 inches or more in diameter on the street tree list and 20-inch caliper for all other species.

The ordinance defines numerous trees as being protected from removal, but the one most relevant to homeowners is "trees along a public streetís right-of-way". The extent to which the city right-of-way extends into each homeownerís property is difficult to gage, but can extend 20 feet or more from the street curb. Furthermore, the ordinance notes fairly severe penalties for unapproved tree removal as follows;

ï Violations can result in a $500 per day fine and prosecution.
ï Any property owner who unnecessarily destroys a protected tree can be fined $90 per diameter inch.
ï Violations of the Tree & Shrub Ordinance carry a potential fine of up to $500 per day for each violation.

To obtain a permit, you can call the Urban Forestry Division at (713) 867-0378, and a City forester will be sent to evaluate your situation. More details can be found on the City of Houston's Development Regulations web site at http://www.houstontx.gov/planning/DevelopRegs/tree_shrub.html.

Lastly, be aware that tree removal approvals by the Community Association do not relieve homeowners from their responsibility of contacting the city for approval for the removal of those trees that may be located in the city's right-of-way.

REGISTER ONLINE AT BAYOAKSCOUNTRYCLUB.COM

Bay Oaks Country Club SUMMER CAMPS

Hey, parents and kids!

Welcome to a fun-filled summer at Bay Oaks Country Club!

Bay Oaks is excited to present another summer filled with activities for everyone! It's time to join us for Houston's favorite summer programs! Summer camp includes golf, tennis, swimming, field sports, arts & crafts, plus a special guest offering face painting, balloon twisting, magic shows and more. Campers will be placed in age appropriate groups to ensure all ages have a positive and rewarding camp experience.

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Session II ..... June 18-22
Session III ..... June 25-29
Session IV ..... July 9-13
Session V ..... July 16-20
Session VI ..... July 23-27
Session VII ..... July 30-Aug 3
Session VIII ..... Aug 7-10

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