



THE BAY OAKS LEAF-LET

Newsletter of Bay Oaks Community Association (BOCA) www.bayoaks.info February/March 2024

B.O.C.A.

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(Houston Community
Management Service, Inc.)

PRESIDENT'S MESSAGE

BY: SHEP PERRIN

Spring is right around the corner and according to the Groundhog, it should be arriving early. March is the start of the busy season for the community. We have the annual homeowners meeting on March 28. Soon after we begin planning for summer activities with the opening of the pool. It is hard to believe we are already planning for warm weather!

The annual Bay Oaks Snow Day was a blast. What seems like "hundreds" of children, young and not so young turned out for a perfect day – cold but sunny. More on Snow Day and other Social Committee plans can be found in this newsletter. Since publication of the last Leaflet, the Harris County Flood Control District announced cancellation of the Horsepen Bayou widening project. Per the announcement, the HCFCD reviewed the cost/benefit analysis of the project concluding the significant investment in creating 1,600 acre-feet of detention at Exploration Green had not been factored into the original design. It was determined widening the bayou from Clear Lake City Blvd to Bay Area Blvd would provide very little additional flood mitigation benefits. Thanks to the tireless work of a coalition of citizens from Bay Oaks and other parts of Clear Lake who spent hundreds of hours researching public records on the project, state law, environmental impact, etc. the facts were surfaced and presented. This prevented significant destruction of our neighborhood and waste of taxpayer dollars.

Spring and summer are a time when many homeowners plan to improve their homes. BOCA supports all residents investing in their homes as everyone's home values increase as a result. If you are planning to make any exterior improvements from a cedar fence replacement (new 6 ft 6 in height standard) to a roof replacement to an outdoor patio cover, make sure to submit an application to the Architectural Review Committee for approval. The committee is responsible for making sure any exterior changes are consistent with the Bay Oaks DCCRs and Architectural Guidelines. The application can be found on our website www.bayoaks.info.

Join me in welcoming our new property manager at Houston Community Management Services, Tiffany Carter (tcarter@houcomm.com). She is replacing Sandi George. Tiffany can be reached by phone at 832-864-1230.

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by Dan
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BAY OAKS 2023 MARKET REPORT

LISTING INVENTORY BY MONTH - 2023 (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													0	0%	
\$400,000 - \$499,999			1	1				1	2	2			1	11%	
\$500,000 - \$599,999	1	2	1				2					1	1	11%	
\$600,000 - \$699,999	1	1	1	4	1		1	2	1	1	1	2	1	25%	
\$700,000 - \$799,999	1			2	2	2	1						1	12%	
\$800,000 - \$899,999	1	1		1		1	1			2	1	2	1	15%	
\$900,000 - \$999,999							1					1	0	3%	
\$1,000,000+	1	1			2	2	2	1	2	2		2	1	23%	
TOTALS		5	5	3	8	5	5	8	4	5	7	2	8	5	100%

SALES BY MONTH - 2023 (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		2			1	1	2	1	2	10	27%
\$500,000 - \$599,999		2		1				2					5	14%
\$600,000 - \$699,999			1		2		2	2		2	1		10	27%
\$700,000 - \$799,999	1					1		1					3	8%
\$800,000 - \$899,999													0	0%
\$900,000 - \$999,999			1			1							2	5%
\$1,000,000+					2		2	1		1		1	7	19%
TOTALS	1	2	3	1	6	2	4	7	1	5	2	3	37	100%

SALES BY MONTH - LAST 12 MONTHS (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		2			1	1	2	1	2	10	27%
\$500,000 - \$599,999		2		1				2					5	14%
\$600,000 - \$699,999			1		2		2	2		2	1		10	27%
\$700,000 - \$799,999	1					1		1					3	8%
\$800,000 - \$899,999													0	0%
\$900,000 - \$999,999			1			1							2	5%
\$1,000,000+					2		2	1		1		1	7	19%
TOTALS	1	2	3	1	6	2	4	7	1	5	2	3	37	100%

Bay Oaks by the Numbers...

- 37 Bay Oaks homes sold in 2023
- Average price in 2023 was \$786,114
- There were 62 sales in 2022 with an average price of \$680,438

DAN'S DATA

- 15 closed Bay Oaks Transactions 12 listings, three buyers
 - Market Share of 32% of the sold homes in Bay Oaks 2023
 - Career Bay Oaks Sales of \$368,000,000. (650 transactions)
 - Leaflet Newsletter Sponsor
 - Stroll Bay Oaks Real Estate Contributor
 - Sponsor Bay Oaks Yard of the Month
 - Virtual Tours of my Bay Oaks listings have been viewed 1.5 million+ times!
- Marketing Bay Oaks 24/7/365

Dan McCarver
Bay Oaks Marketing Specialist

281.218.8000 ■ www.BayOaksOnline.com
www.Facebook.com/BayOaks



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COLLECTION



GARY GREENE



Dan Promotes Bay Oaks on:





3207 ACORN WOOD WAY
BAY OAKS



3302 ACORN WOOD WAY
BAY OAKS



3403 ERIN KNOLL WAY
BAY OAKS



"Thank you for a great 2023!"

Dan McCarver

Bay Oaks Marketing Specialist
#1 in Bay Oaks Sales since 1999

Bay Oaks Career Sales
\$366,000,000

649 closed transactions
400+ ★★★★★

Client Experience Surveys
on HAR.com

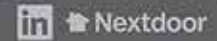
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DISTINCTIVE
COLLECTION



GARY
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15403 PARKWOOD WAY
BAY OAKS



3927 CROWN RIDGE COURT
BAY OAKS



3307 SCENIC ELM
BAY OAKS



2814 ACORN WOOD WAY
BAY OAKS



1803 KNOB CREEK COURT
BAY OAKS



15510 CORAL OAK COURT
BAY OAKS



2914 ACORN WOOD WAY
BAY OAKS



15531 WOODEN OAK COURT
BAY OAKS



3903 CANYON BLUFF COURT
BAY OAKS



14918 TALLOW FOREST COURT
BAY OAKS



1002 PARKSTEAD
CLEAR LAKE FOREST



2611 BAYSHORE
BAYSHORE ON GALVESTON BAY



3945 SONORA MEADOW
THE RESERVE



3945 SUNSET TERRACE
WHISPERING LAKES RANCH



3952 PEBBLE BROOK
WHISPERING LAKES RANCH



4323 CROWNWOOD
CLEAR LAKE FOREST



4323 MEADOWBANK
CLEAR LAKE FOREST



4821 E NASA PKWY #7 W
THE ENDEAVOUR



4821 E NASA PKWY #14 E
THE ENDEAVOUR



14115 DUNSMORE LANDING
THE RESERVE



16375 HAVENPARK
BROOK FOREST

BEWARE OF THE MULCH VOLCANO

Applying deep mulch around a tree trunk is ill-advised although it is often well-intentioned. It can;

- Suffocate upper roots
- Retain moisture intended for the roots
- Moisture in mulch can weaken the bark allowing disease and insects to attack
- Cause excessive heating in root area

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	832-385-3457



How society thinks it should look



How I thought it should look



How it should actually look

Incorrectly applying **mulch** around a tree in the shape of a **volcano** can cause the roots to grow around the trunk, **strangling** it. This could eventually lead to the **loss** of the **tree**.

Learn more at <http://texastreeplanting.tamu.edu/>



BAY OAKS REAL ESTATE UPDATE

DAN McCARVER

The national home price index rose 5.1% in 2023. The fifth annual gain and the largest since 2022. Locally our Bay Oaks 2023 average sales price of \$786,114. far outpaces the 2022 Average sale of \$680,438.

There were 62 closed sales in 2022 VS 37 in 2023. We are fortunate to be in a healthy real estate market and are looking forward to a greater number of closed sales for 2024 as affordability due to lower home mortgage rates positively influences homebuyers. Many economists are projecting that mortgage rates will head lower in 2024, though forecasts generally have the average rate on a 30-year home loan hovering around 6%

by the end of the year.

“Rise of Forever Renters” recently published in the Wall Street Journal shows a change of mind set and an upward trend in the number of people who choose to rent long term versus purchasing a home. Some points were:

The number of people living in rental housing in the U.S. has increased with a 15% rise since 2007.

New Trends include subdivisions of single-family homes built for rent offering the suburban lifestyle without the commitment of homeownership. Build-to-rent communities are expanding with Houston being third in the nation offering this alternative and is expected to grow in the coming years.

It was also noted that the median age of renters is increasing and that millennials are slower to transition to homeownership compared to previous generations.



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BAY OAKS
THANK YOU FOR SUPPORTING
TROOP 1513

FOR MORE THAN 10 YEARS!
2024 Flag Subscription Drive

With your support, Troop 1513 will place an all-weather 3'x5' American flag on a 10' pole curbside in your front yard on the following holidays:

- Memorial Day (05/27/24)**
- Flag Day/Week (06/14/24)**
- Independence Day (07/4/24)**
- Patriots Day (09/11/24)**
- Veterans Day (11/11/24)**



The annual cost for this service is \$62 per flag. i.e. 1 flag for all 5 dates = \$62; 2 flags for all 5 dates = \$124

As part of this service, Troop 1513 will:

- Install a flagpole holder ground level below the grass (~12" from the curb).
- Paint a small star on the curb to help locate the flag holder.
- Display the flags 1 – 2 days before and pick them up 1 to 2 days after each holiday.

The troop will be responsible for displaying the flag. If anything happens to it, the troop will replace it. Your Flag Holiday Subscription will help the boys provide a community service as well as aid in the purchase and maintenance of troop camping equipment and offset the costs of Scout camps. Your support of our Boy Scouts is greatly appreciated. Show your patriotism, dress up your street, and help our boys make a positive difference in our community - all at the same time!

If you would like to subscribe to this service, please complete the form below and mail it along with your check, payable to Troop 1513 preferably by ****15 FEB 2024** to:

Troop 1513, C/O Flag Chair
P.O. Box 2071
La Porte, TX 77572-2071



OR Pay for your Subscription via PayPal

Instructions :

1. Scan the QR Code above **OR** go to <https://troop1513.org/flag-subscription/>
2. Fill out the form with Your name, Email, Physical Address, Phone #, **BAY OAKS**, and ****Select Your Scout - if you don't know who it is from last year, just leave it blank.****
3. Hit Send Request to let our Flag Chair know you have requested a Flag Subscription
4. Now we pay! Fill out the Pay with PayPal information to send payment.

Note:

We may not be able to guarantee Memorial Day flag placement for subscriptions received after 15 March 2024 due to our limited flag inventory and the number of Scouts in the troop. We are working diligently to increase our supply.

Thank you so much for supporting Troop 1513 these past 10+ years.

We couldn't do it without YOU!

Scout's name: _____

Customer Name: _____

Email: _____

Physical Address: _____

Phone #: _____

For questions about the flag subscription service, please contact Adriana Rodriguez (Flag Chair) via email to:

flagsubscriptions@troop1513.org

Attention Contractors and Engineers



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EASTER

at UBC



Maundy Thursday: March 28, 6:30 pm
Join us for a service of remembrance to observe the Lord's Supper.



Good Friday: March 29, Noon
Midday worship service focusing on Jesus and the cross.



Easter Sunday: March 31 (4 services)
8 & 9:30 am – Traditional Services
11 am – Contemporary Service
11 am – UBC en Español (Chapel)



UNIVERSITY BAPTIST CHURCH
16106 Middlebrook Dr., Houston 77059
Full list of live services: ubc.org/easter

SNOW DAY IS A BLAST

Snow Day took place on Saturday, January 20, 2024, and we could not have asked for a better day! The hot chocolate was hot, the donuts from Donut N.V. were delicious, the snowballs were flying, and the slides were packed with laughter and smiles! It was a huge success, thanks in part to Jennifer Gallardo, Mary Ann Knecht and all the vendors who participated, including Bay Oaks Country Club, Stroll Bay Oaks, Beck Landscaping, and American Family Care Urgent Care.

The next social event of the year will focus on the adults this time, with Fajitas and Margaritas at the pool in May. Look for announcements once the date is finalized, and we hope to see everyone then!

The social committee is always looking for new ideas and new members to assist in planning, so if you are interested, please reach out to Jennifer Kearns (jkearns-bayoaks@gmail.com).



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BAY OAKS YARD OF THE MONTH



14907 VILLAGE ELM
Home of
Jodi and Kirby Schnabel
February 2024 Yard of the Month

Bay Oaks Yard of the Month Sponsored by Dan McCarver

HORSEPEN BAYOU WIDENING PROJECT - CANCELED

On December 19th all the hard work by concerned citizens who opposed the widening of Horsepen Bayou was realized - HCFCD abandoned the project!

Summarizing, in June 2022, HCFCD presented their final recommendation to reduce flooding along Horsepen Bayou. HCFCD's 2019 study showed that widening the bayou by 20 feet could reduce the flooding by 1.4 to 4.6 inches, yet it would still be leaving 250 out of 500 homes vulnerable to a 500-year flood.

In January 2023, design drawings were discovered, by chance, that showed the widening to be nearly 70 feet in some areas. This information galvanized a small group of Bay Oaks residents to further investigate the widening project. Organized activities included communications with HCFCD, Commissioners Court, governmental agencies, attorneys, CLC residents, CLCWA, and many elected officials. In March 2023, the BOCA Board sent a letter to Harris County Commissioners Court to rescind the project based on inadequate mitigation and its destructive nature.

In May 2023, a presentation was made by Bay Oaks residents Susan Lindamood and Jennifer Kearns to HCFCD Tina Petersen, her staff and the IDS Engineering Group President, outlining reasons for opposition to the current project and presenting alternatives.



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On August 1, 2023, Jennifer Kearns presented formal opposition of the project to County Commissioner Adrian Garcia. In response, Commissioner Garcia indicated the project would continue, but he also committed to a parallel study to be completed by December. Since his decision did not result in project cancellation, formation of a larger coalition of citizens, including residents of Bay Oaks, Brook Forest and Bay Forest, to save Horsepen Bayou began. Signs were created, a petition was developed, letters were sent to officials, and media coverage was secured.

On December 19, 2023, HCFCD issued its official cancellation of the project, citing the completed Exploration Green and other updated data.

Residents can breathe a sigh of relief knowing that the community will remain as it is currently. Many thanks to the small team of Susan Lindamood, John Watson, Jennifer Kearns and Jesus Suarez who were instrumental in developing the opposition.

ANNUAL MEETING REMINDER

The 2024 Bay Oaks Community Association annual meeting will be held at the Bay Oaks CC on Thursday, March 28. The annual meeting notice and proxy materials should be arriving in the mail in early March. We will be electing 4 directors this year. If you are interested in serving the community, contact nominating committee chairman Jesus Suarez (jfsbayoaks@outlook.com)



2024-2025 Academic Calendar

August 2024						
S	M	T	W	T	F	S
				1	2	3
4	P	P	P	P	P	10
11	P	P/T	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024						
S	M	T	W	T	F	S
1	H	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	P	24	25	26	27	28
29	30					

October 2024						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	P	12
13	P	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 2024						
S	M	T	W	T	F	S
					1	2
3	4	P	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	H	H	H	H	H	30

December 2024						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	H	H	H	H	H	28
29	H	H				

January 2025						
S	M	T	W	T	F	S
			H	H	H	4
5	P	7	8	9	10	11
12	13	14	15	16	17	18
19	H	21	22	23	24	25
26	27	28	29	30	31	

February 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	P	P*	19	20	21	22
23	24	25	26	27	28	

March 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	H	H	H	H	H	22
23	P*	25	26	27	28	29
30	31					

April 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	H	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	P	24
25	H	27	28	29	30	31

June 2025						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

First and Last Day of School

P Professional Learning
P/T PL and Transition Day
H Holiday
^ Early Release
[Grading Period Begins
] Grading Period Ends
***** Bad Weather Make-Up Day

Early release times:
 Elementary: 12:15 PM, Intermediate: 1:00 PM, WAVE/Science Magnet: 12:10 PM, High School: 11:30 AM, Clear Horizons ECHS: 10:30 AM, Clear View HS: 12:00 PM

Transition Day (PK, K, 6th & 9th)
 August 13
First Day for All Other Grades
 August 14

First Semester
 August 14 - December 20
Second Semester
 January 7 - May 22

Student Early Release
 December 20
 March 14
 May 22

Teacher In-Service/ Student Holiday
 August 5-9 & 12-13
 September 23
 October 11 & 14
 November 5
 January 6
 February 17-18
 March 24
 May 23

Student/Teacher Holidays
 Labor Day: September 2
 Thanksgiving: November 25-29
 Winter Break: December 23 - January 3
 MLK, Jr. Day: January 20
 Spring Break: March 17-21
 Good Friday: April 18
 Memorial Day: May 26

Bad Weather Days
 In the event that bad weather make-up days are needed, February 18 and March 24.



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REPORT

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WHAT IS YOUR HOUSE WORTH?

2021 vs 2024

CLEAR LAKE REAL ESTATE ANALYSIS

LIST WITH ALAN AND SELL FOR TOP DOLLAR.

Information provided by the Houston Association of Realtors MLS

	Days on Market	Avg. Sq. Ft.	Price per sq. ft.			Avg. Price 2021	Avg. Price 2024	% of Gain/Loss
			Low	Avg.	High			
Bay Forest	33	2892	130	163	180	359,888	468,833	30
Bay Glen	35	2019	104	158	205	244,698	316,349	29
Bay Knoll	30	2456	125	154	188	283,696	376,024	33
Bay Oaks	45	4144	123	181	371	543,125	787,395	45
Bay Pointe	39	2175	138	159	189	264,010	342,011	30
Brook Forest	41	2735	106	145	193	290,080	391,976	35
Brookwood	29	3139	135	149	173	363,991	466,271	28
Camino South	29	1807	64	147	190	204,896	260,429	27
Clear Lake Forest	26	2705	101	136	177	278,853	366,247	31
El Lago	62	2300	99	150	290	278,353	351,887	26
Kirbybend	65	2994	104	139	162	292,143	409,500	40
Kirby Lake	61	2481	116	142	164	285,611	347,125	22
Lake Cove	42	3123	115	157	257	396,670	498,548	26
Lakepointe Forest	25	2923	99	141	192	305,763	412,722	35
Meadowgreen	52	2033	102	154	215	224,800	307,956	37
Middlebrook	43	1920	107	148	210	231,581	288,425	22
Nassau Bay	56	2726	92	187	498	379,910	546,883	44
Northfork	30	2750	119	145	218	316,497	392,793	24
Oakbrook	43	2259	86	140	190	262,469	311,509	19
Pine Brook	39	3265	99	158	188	405,935	511,083	26
Pipers Meadow	16	1560	120	169	208	206,748	259,386	25
Seabrook Island	41	3440	110	176	340	690,692	644,674	-7
Sterling Knoll	38	1747	118	157	203	199,692	267,125	34
The Reserve	36	3345	158	207	243	513,115	688,763	34
University Green	18	1696	92	164	215	221,950	273,920	23

List Local. Sell Global.