



# Enchanted Oaks

## Homeowners' Association

October 2016

Greetings Home Owner Association Members of Enchanted Oaks HOA.

We thought we would mention some of the things we are working on recently after meeting in August and September, AND OFFICIALLY INFORM YOU IN WRITING OF A DEADLINE TO REPLACE/REPAIR YARD LIGHTS WHICH ARE REQUIRED PER YOUR DEED RESTRICTIONS! PLEASE SEE BELOW.

The homeowner members of the Enchanted Oaks Homeowners Association are welcome to attend the Board meetings at 7:30 p.m. on the 2<sup>nd</sup> Tuesday of every month.

Here are some updates in no particular order:

- HCWCID110 has installed more cameras.
- There will be another new pavilion in the Forest Oaks Park.
- The mascot for the park and the district, "Forest" has appeared. Check him out on the Forest Oaks Park Facebook page: <https://www.facebook.com/WCID110?fref=ts>
- The club will be getting a makeover with new locker rooms, showers, new restrooms, a balcony and much more.
- Did you know you could rent classroom space for an event at HCWCID110? Contact them at either (281) 353-0998 or go online at <http://www.wcid110.com/>
- We renewed the annual agreement with ACMI which handles accounting for EOHOA.
- Our new management certificate is now filed with the state.
- We completed all actions relating to the new Board transitioning: off site, non-homeowner location for storage for association documents, new signature cards at the bank, and more.

There will be a new location of Tea2Go (<http://www.tea2go.us/>) near Cypresswood and 45, plus a Dairy Queen and a Steamboat Bills on the southeast corner of Louetta and Holzwarth later this year/early 2017.

We completed a new lighting system on the monument at the west entrance on Cypresswood. The west entrance is now lit...the first time in years!

Thank you if you have replaced or repaired your yard lights! We are continuing to ramp up our enforcement of deed restriction violations which were lacking in previous years. One of the biggest ones is the nonoperational yard lights, estimated at about 38% of the neighborhood. Every homeowner IS HEREBY notified it is their responsibility to contact a vendor and fix their yard light, which can be electric, or gas, or even solar if it will light from dusk to dawn. **The deadline to avoid penalties is 12-31-16. Beginning January 1<sup>st</sup>, 2017 the Association's Board will monitor for this deed restriction violation and there will be a penalty assessed, per our deed restrictions and by laws to the**

**property owner for any remaining yard light violations.** This letter is considered your courtesy notification letter, if you are in violation after 12-31-16, the \$25 penalty will be assessed. FOR ANY questions on the type, capacity or other related questions, please email [acc@enchanted-oaks.com](mailto:acc@enchanted-oaks.com). However, your questions, nor any response or lack thereto, do not delay the deadline.

**Architectural Control Committee (ACC).** The ACC MUST be contacted prior to any remodeling, painting or any change involving the external components of your home, not including basic landscaping. There is a required application which you can find on your association website. The application should be emailed to [acc@enchanted-oaks.com](mailto:acc@enchanted-oaks.com).

The best way to get updates is to:

#1 – Use email. We will continue to use email more and more, and less mailings. REGISTER your email on our website at: <http://www.enchanted-oaks.com/enewsletter.html>

#2 – Use FaceBook. For content and updates to our FB Group: **Enchanted-Oaks HOA 77388**

#3 – For HOA official communication, reports, forms, Board access, etc. our website will be the static destination and resource, at [www.enchanted-oaks.com](http://www.enchanted-oaks.com). TO GET EMAIL from us, you must register with your name, email and address at <http://www.enchanted-oaks.com/enewsletter.html>

#4 – If you are considering any remodeling, you are required to complete an application, also found on your community website, and that application should be emailed to [acc@enchanted-oaks.com](mailto:acc@enchanted-oaks.com)

Annual meeting notices and proxy forms will continue to go out in mail, once per year, but email and FB are sources for more information, more quickly, more regularly.

Come to the Enchanted Oaks Home Owner Association (EOHOA) monthly meeting: The Enchanted Oaks Homeowners' Association holds its regular monthly meeting the second Tuesday of every month at the [Forest Oaks Swim & Racquet Club](#) located at 19023 Joanleigh Drive. All homeowners are encouraged to attend. Meeting starts promptly at, and not before, 7:30 pm.

See you next month,

Erik Cofield  
President, Enchanted Oaks Homeowner Association

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## Deed Restrictions

The following are highlights of the deed restrictions in place for Enchanted Oaks. The full deed restrictions are available on our website: [www.enchanted-oaks.com](http://www.enchanted-oaks.com)

- Single Family Residential Only – No businesses, multi-family or group homes are allowed.
- No recreational equipment (basketball goals, trampolines, etc.) allowed in front yard.
- Garages must be 2-3 cars – no carports allowed. Garage conversions are not allowed.
- Fences no taller than 8' and no closer than the front setback are allowed (and side setbacks where on a corner).

- No more than 3 common household pets allowed. No farm animals allowed.
- Lot maintenance must be maintained – mowing, edging and general appearance.
- Fireworks are NOT allowed
- Vehicles - No motor home, boat, truck larger than one ton, camper, boat rigging, boat trailer, travel trailer, mobile home, truck cab, detached camper top, recreational vehicle, (RV) commercial vehicle, any inoperative vehicle, any self-propelled or towable equipment or machine, automobile, van or other vehicle shall be stored, parked or kept on any lot continuously for a period exceeding one week.
- Parking on the grass in any part of your yard is not allowed.
- Garage Sales – The state of Texas allows up to 2 garage sales in a 12-month period. More than this requires that you collect, report and pay state sales tax on any items sold. Anyone found violating this will be reported to Texas sales tax enforcement.
- Gas or Electric Light - All houses shall have at least one operating gas or electric light in the front yard, with any such electric light to be controlled by photo cells.

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## Financial

If you have any concerns regarding your financial account with the association please send an e-mail to, or call, the ACMI office.

ACMI e-mail: [info@acmimgmt.com](mailto:info@acmimgmt.com)

Phone: 281-251-2292 Fax: 281-251-2991 Web Site: [www.ACMIimgmt.com](http://www.ACMIimgmt.com)

Physical Address: 12603 Louetta Rd., Ste 101, Cypress, TX 77429-5136

All written communication related to your account, including payments, should be mailed to the Association in care of ACMI. If your payment will be by a bank issued check please change the address at your bank to ensure payments are mailed to the proper address.

Enchanted Oaks Homeowners Association

c/o ACMI

12603 Louetta Rd., Suite 101

Cypress, TX 77429-5136

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Find us on the web:

[www.enchanted-oaks.com](http://www.enchanted-oaks.com)

Enchanted Oaks HOA  
4008 Louetta Rd., Box 309  
Spring, TX 77388



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**Community Newsletter**