

August 1, 2000

MASTER

SPRING OAKS CIVIC ASSOCIATION
Spring Oaks Subdivision, Section 1
(A non-profit corporation registered in Texas)

NEWS - LETTER

As the President of this Association, I extend my apology to both the home owners and property owners (i.e. members) for the "inactivity" of this Association and being lax in the duties that I accepted when I was elected to the position of President.

HOWEVER, IT IS TIME TO EMERGE FROM THE "COMA", which has persisted for far too long, and once again become the Association which has been an asset to our members and neighborhood.

OVERVIEW:

The Association was incorporated in late 1983 to;

A. Enforce the deed restrictions

B. "...foster or assist in the in economic, civic, and social activities which will be beneficial to the community and provide for the maintenance, preservation and architectural control of the residential lots"...(within our neighborhood)...and promote the health, safety and welfare of the residents...(NOTE: This is a real mouth-full and should not be interpreted as a "big-brother" clause but rather as a method to maintain and even possibly raise our property values.)

C. Borrow money, with the assent of at least two-thirds of the members who will pledge or otherwise provide security for loans, to finance any or all of the projects approved by the members.

All the above is in "legalese" in the Incorporation documents and I have attempted to reduce the contents to a "nutshell" version without changing the meaning, however, anyone desiring to read the entire document may contact me.

COMING OUT OF THE 'COMA':

This past week and week-end, I have researched the Tax records and attempted to contact all the owners to compile an up-to-date, accurate listing of the members. I have been moderately successful but your assistance is needed to assure your name(s) are complete, spelled properly and the contact phone number is correct. I have purposely not published the contact numbers with this first listing for those of you who may have a serious objection. Please contact me if a correction or addition is needed or if you refuse to have your home number listed.. This complete listing is the first and most important step in "coming out".

There will be additional, informative letters over the next couple of weeks to address items of interest concerning the members, meetings and elections which will be held in the near future. In the interim, **please review your deed restrictions** and formulate any issues you feel should be brought to the attention of the Association.

A LITTLE HISTORY: (Since most of this is from memory, I solicit corrections where I have erred.)

A. The Association was formerly a Civic Club, whose function was purely social and was on a voluntary basis with membership dues. The Civic Club sponsored the construction of the tennis court, picnic tables and swing sets in the park. The facilities were made available to all and was used extensively by those who wished to do so. The park was well maintained at that time and used for neighborhood picnics, Easter egg hunts, and social activities sponsored by the Civic Club. This lasted for a period of about ten years, 1970 -1980.

B. In 1983, it was discovered that the developer of the subdivision had failed to record uniform deed restrictions on every lot. Therefore there were numerous properties which had different versions of deed restrictions. The Association was initially formed to achieve the following;

1. Establish uniform deed restrictions on all the subdivisions' properties.
2. Ensure the uniform deed restrictions were not violated.
3. Maintain the "park" area, located on Basswood next to the infamous "ditch".
4. Pay the annual taxes on the park property.

NOTE: When the Association was incorporated, the Articles of Incorporation were expanded beyond just the 4 items above to those shown in the OVERVIEW.

C. Maintenance and even some improvements on the park area were accomplished through the members' volunteer efforts and donations. The donations to the Associations fund were used to pay for park materials and the annual taxes . The Association has never levied a members fee as a source of funding. Furthermore, there isn't any intention to levy a members fee. Pride in our neighborhood has been sufficient incentive to the members to donate the small amount of funding required to continue with the goals stated in item B - 3 & 4 above and this need not change.

D. From 1985 thru 1992, the Association was funded by 12 families. Our need was small and was easily handled by the generosity of these families. In 1993, through death, retirement, attrition and inactivity, the Association entered the "coma" period. The financial resources available to our treasurer, Mrs. Mary Koch, withered and disappeared. Since 1994 Mary has graciously paid the annual taxes for the park from her own resources. This is "over and above the call of duty", must not continue and we will show Mary that her action has not gone unnoticed and unappreciated. NOTE: If the taxes are not paid, the county can foreclose on the park, invalidate the restrictions and use it for any purpose the county deems necessary. We cannot allow this to happen.

SUMMARY:

I feel that our neighborhood is a beautiful, quiet, trouble-free place to rear our families, entertain our friends and play host to social activities. I feel positive that I am not alone in this feeling . I urge you to support this effort to revitalize our Association and our relationships with our neighbors. (NOTE: I have omitted the names of the other officers so as not to add extra work or pressure into their lives until there is sufficient interest shown in the revitalization of our Spring Oaks Civic Association.) **Let me hear your views or concerns-- either in person, in writing or by phone--soon!!**

Sincerely;



Thomas M. Guerin- President
411 Basswood
(281) 367-7636