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June 2017

Dear Oakbrook Neighbors,

Welcome to the Oak Brook Owners Association 2Q, 2017 Newsletter. The Oak Brook Board of Directors continues to work to maintain and improve our neighborhood for safety, appeal, and value. The following summary reviews our progress for this quarter.

1. 2017 Annual Meeting held June 12
  - a. Election Results
  - b. Quorum motion passed
2. 2017 and 2018 Projects
3. Pool Improvements
4. Ball Moss in Trees
5. Architectural Committee Status and Tips & Hints
6. Meeting time change
7. Our Mobile App continues to gain popularity.

### **Annual Meeting**

The annual meeting was held as scheduled and achieved quorum with 127 proxies and over 13 homeowners present. Achieving quorum allowed us to vote on the motion to change our bylaws to allow future meetings to be held with 65 homeowners represented in person or by proxy. Any future by-law or CCR changes would still need 25% +1 (126) votes to pass. Marc Smith was also re-elected to the board and will continue as Board President. Homeowners raised many questions and concerns which include making the Woodcrete fences through-out Oak Brook more attractive. More details from the meeting will be available in the "Association Documents" tab under the meeting minutes.

### **2017/2018 Projects**

We have several projects in plan for the remainder of this year into next, including updating the lighting at the pool entrance and playground and the Glenn Entrance. In 2018 the board plans to tackle improvements to the pool house including a new roof and bathroom renovations.

### **Pool Improvements**

The pool renovations were completed on schedule and the pool opened to a wonderful pool party. The board would like to thank Jenny Popp Solomon for her tireless work in leading the pool renovation committee to seek out a contractor, guide the design, and track progress and oversee the vendor as progress was made. Due to the popularity of the pool this year, Jenny has requested the purchase of some additional furniture which the board is considering.

## Tree Ball Moss

At the annual meeting a neighbor brought up the concern of “Ball Moss” coming off the greenbelts and invading our trees. The HOA will have the landscapers handle any that appear in Oak Brook owned common areas, and urges concerned homeowners to visit the Fern Bluff board with the request to control this pest in the greenbelts. For those interested, here is a website with information on how to control Ball Moss: [http://www.plantanswers.com/garden\\_column/mar03/3.htm](http://www.plantanswers.com/garden_column/mar03/3.htm) .

## Architectural Committee Status and Tips & Hints

Tips & Hints: The Oak Brook Architectural Committee would like to share the following Tips & Hints to homeowners to help them avoid delays in getting their projects through the process. The goals of the committee is to;

“quickly approve all projects that conform to the requirements of the HOA Covenants, Conditions and Restrictions (CCRs) and b) seriously consider non-conforming requests to determine if they enhance the value of our shared community.”

When submitting a request to the Architectural Committee, here are some tips to speed up the process:

- 1 Fill out "Request Architectural Approval" form located under the “Contact Us” tab on the Oak Brook website (oakbrookroundrock.com) or via our mobile app.
2. Be sure to include a PLOT PLAN. This should have been given to you in your closing paperwork when you purchased your home.
3. Submit as much information as possible such as colors, photographs, drawings, elevations, details from contractor, etc.
4. Understand the CC&Rs that pertain to your project. If your project does not conform to the CC&Rs, then your request is considered a “variance”. Variances must be specifically called out in an application in order to be approved. If your project is approved without specific mention of the CC&R variance, the variance is NOT approved.

**BOTTOM LINE** - the more information you provide the committee, the **FASTER** you will get an approval. A lack of information leads to delays and a request for additional information from the committee. Complete Architectural Committee policies and procedures can be found on the Oak Brook website under governing docs, then RPP of the Architectural Committee.

<http://oakbrookroundrock.com/wp-content/uploads/2016/09/Rules-Polies-and-Procedures-of-the-Architectural-Committee.pdf>

Status: The ACC has provided a status report to the board that we wish to share with you. In 2016 the ACC handled 22 project requests, approving all but one which was approved with conditions. In 2017 to date they have reviewed 11 projects of which 7 were approved, 1 denied, and 3 approved with conditions.

## Meeting Time Change

By request of homeowners and board members, the board of directors meetings will be held at 6:45 on a trial basis instead of 6PM to allow participants more time to get to the meeting from work.

Just a reminder that HOA Board of Directors meetings meets on the second Monday of the month (with exceptions) at the Fern Bluff Amenity Center at or new time of 6:45PM

**Mobile APP:** Don't forget to download our mobile app. Look for “oakbrook hoa” on the android play store, or “oak brook hoa” at the apple store.