

# CAMDEN PARK NEWSLETTER

Camden Park HOA, Inc. - Houston, Texas

Edition One

May 2021

Second Quarter

## 2021 ANNUAL MEETING

The 2021 Annual Meeting will be held on Tuesday, May 25, 2021. Due to the pandemic the meeting will be held via Zoom, make plans to call into this very important meeting.

**Topic: Camden Park 2021 Annual Meeting**

**Time: May 25, 2021 07:30 PM Central Time (US and Canada)**

**Join Zoom Meeting**

**[https://zoom.us/j/91270384157?](https://zoom.us/j/91270384157?pwd=aHprNkxKNHFrU1hxazZucERhdWtZUT09)**

**pwd=aHprNkxKNHFrU1hxazZucERhdWtZUT09**

**Meeting ID: 912 7038 4157**

**Passcode: 200621**

**Dial by your location**

**+1 346 248 7799 US (Houston)**

**Meeting ID: 912 7038 4157**

**Passcode: 200621**

**Who Can Serve on the Board of Directors?**

Any homeowner who is a member of the Association can run as a candidate for the Board of Directors Elections are held at the annual meetings scheduled for May each year. If you are interested in running for the Board of Directors please contact our Management Company.

**What are the responsibilities of the Board of Directors?**

The Board of Directors has a legal responsibility for all decisions concerning the management of the community and the community's property as outlined in the deeds restrictions and covenant's. The board of Directors ensures the integrity of the community is preserved thereby maintaining and increasing homeowners property value. Directors receive no compensation for their services as all positions on the board are voluntary.

## WHAT DO MY ASSESSMENTS PAY FOR?

Each year, every homeowner pays an annual assessment to the Association. These funds are collected and used to pay for maintenance and care of the common areas and associated facilities, including but not limited to the pool, street lights, playground, walking track, perimeter fence and management fees. A copy of the annual budget can be found on TownSq or you may call Signature Management at 713-338-3436 to request a copy to be emailed to you. Any requests for a hard copy, the requesting homeowner will be responsible for the associated mailing fees.

## POOL SEASON/CLUBHOUSE RENTALS

The pool will not open this season due to COVID-19. While many people are getting vaccinated, the risk of transmission is still high. In addition, the bathrooms at the pool are out of service due to the winter freeze.

At this time the Association will not be taking any reservations to rent the clubhouse due to COVID-19 concerns. The Board will reevaluate at the end of July, to review all relevant and factual information at that time and will make a decision as to whether or not the **clubhouse will open for rentals.**



## DEED RESTRICTION LIVING

# Mud 150

### What does it mean to live in an HOA?

Camden Park has always been a deed restricted community. As such inspections of the community are performed that result in letters being issued to homeowners found to be in violation. If you get a letter, don't panic! First and second letters are just to make you aware of the infraction. Simply fix the issue, that's it. Need more time? No problem, communicate with the Board or Management Company and they will be happy to provide you with additional time to correct the violation. Need a copy of the deed restrictions for your reference? Contact the management company or access them through TownSq.

There are many homeowners who believe the deed restrictions are outdated and need to be amended to reflect the current times. In order to amend the governing documents that requires approval from 67% of the community. At this time, less than 1% of homeowners attend meetings.

Become active. YOU are the HOA.

As a reminder, **ALL** exterior work being done to your home must be approved by the Association prior to the work commencing.

The water district that services the Camden Park community is MUD 150. If you have any water related questions or concerns, please go to: <http://www.hcmud150.com> and under the contact page you can submit a request with any MUD-related questions or concerns you may have.

### Leash Law

In Harris County there is a leash law that requires all dogs and cats to be on a leash and under the homeowners control when the animal is not confined to the **inside of your home** or backyard. In addition, there are HOA restrictions regarding pets being on a leash. At all times your pet (s) is to be on a leash when they are in the front yard, walking down the street, sidewalks, parks, or all common areas in the community.

### Camden Park Board Members

President—Robert Cadena

Vice President—Joseph Bowen

Secretary—Stephanie Mami

Treasurer—Oliver Agard

Director at Large—Alfred Craft.

### IMPORTANT NUMBERS

Management Company  
(713) 338-3436

MUD 150 (281) 895-8547

Best Trash (281) 313-2378

Centerpoint Energy (713) 207-2222

Harris County Sheriff (713) 221-6000  
Option 6

### GARAGE SALE SIGNS

Homeowners are reminded to remove their garage sale signs immediately after your sale. Having signs on display after your garage sale ends has a negative effect on our community. Your Cooperation in this matter is appreciated. Failure to remove your signs timely may result in the Association removing them and charging back your assessment account the associated disposal fee.

### TRASH CONTAINERS IN PUBLIC VIEW

It is a deed restriction violation to have your trash bin in public view on **non-trash days**.

This means trash cans must not be stored on your driveway or on the side of your home. Please place them either in your garage or behind your fence. Please do your part in helping keep Camden Park beautiful.

### Decorative Lights

Decorative lights were recently installed at the North Camden Parkway entrance, the South Camden Parkway entrance and the in front of the clubhouse. This is another enhancement implemented by the Board of Directors to uplift the community.

### PLAYGROUND AND PARKS

**As a reminder the playgrounds and parks are open from dawn until dusk. No one is allowed to be at these facilities after dark, despite the security lights being on. If you see anyone in the park after dark, please contact the Harris County Sheriff's Department at 713-221-6000 option # 6.**

There was no increase in the yearly assessments since 2018. The current amount of \$359.00 has been in effect since that time, and over the past 10 years, assessments increased by \$76.00 . \$283.00 in 2012 to \$359.00 in 2021

During the past four years the following projects were implemented with no increase.

1: Built a new Community Center

2: Installed new perimeter fence around the entire Community

3: Installed security lights at the walking track

4: Installed decorative lights at the South and North Camden Parkway entrances.

5: Installed decorative lights at the Community Center Park

5: Requested and replaced old street lights with new LED lights, saving thousands of dollars.

6: Purchased new tables and chairs for our Community Center.

7: Monthly recognition of 4 residents with YARD of the Month awards for maintaining an exceptional yard. (May thru October)

The above was achieved in addition to paying our monthly management and attorney fees, utilities and landscaping costs, and other operational financial obligations.

Tennis Courts:

Your board is currently accepting bids to refurbish our Tennis Court with new fencing, and resurfacing of the entire court. Vandals continue to damage/cut the existing chain link fence, as well as damaging the actual tennis court by skating, riding bikes and using the tennis court for non tennis activities. The board is considering installing an anti cut fence to prevent this from happening in the future, as it is very costly to continue to repair. Keep Camden Park Beautiful.