

GOMO INFO

A publication of the Garden Oaks Maintenance Organization

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APRIL 2007

Special GOMO Meeting Set for Tuesday, May 1

Funds Proposals & Section 1 Director on Agenda

A special GOMO meeting will be held on Tuesday, May 1 at Garden Oaks Elementary, following the Civic Club meeting (at approximately 8 PM.) All record owners of any separately-owned parcel within Garden Oaks Sections 1, 2, 3, and 5 are members of the Garden Oaks Maintenance Organization. Each parcel will have one vote in the Organization on matters requiring a vote of the Members, regardless of the number of owners of the parcel.

Section 1 residents will elect a Director to fill a current vacancy and all members will vote on proposals for disbursement of surplus funds. A proxy form is enclosed concerning the funding proposals, to facilitate a vote by written proxy for members unable to attend the meeting. A postpaid return envelope is also enclosed.

Survey Results Tabulated

Board Used Surveys to Set Funding Priorities

Last fall, the Garden Oaks Maintenance Organization mailed a survey to its members to help gauge neighborhood priorities. Approximately 15% of the surveys mailed, totaling 171 responses, were returned, providing a snapshot that helped shape the current funding proposals. Parks and playgrounds were rated as "Important" or "Very Important" by 76% of survey respondents. Green spaces garnered support with 68% of those returning surveys listing them as "Important" or "Very Important." Support for constable patrols in Garden Oaks topped the survey with 87% of respondents listing constable patrols as "Important" or "Very Important."

GOMO MEMBERSHIP SURVEY FALL 2006	Very Important	Important	Somewhat Important	Not Important
Parks/Playgrounds	39%	37%	20%	4%
Green Spaces	30%	38%	26%	6%
Constable Patrol Program	68%	19%	9%	4%
Other Neighborhood Patrol	29%	35%	28%	8%
Tree & Plant Care	25%	35%	32%	8%
Garden Oaks Signage	16%	27%	33%	24%
GO Elementary	29%	21%	23%	27%
GO Animals/Pets	14%	11%	32%	43%
GO Student Scholarship	11%	11%	21%	57%
GO Community Center	16%	20%	30%	34%

GOMO Board of Directors

Section 1:

Graham Gips (2009)
Secretary
Phone: 713 824-9204
408 W. 31st Street
Kathy Horner (2009)
Cell: 713 385-2050
527 W.33rd Street
kathy@associatedcounsel.com

Open Position

Section 2:

Ed de Alba (2007)
President
Cell: 713 628-7008
744 W. 43rd Street
ferrocem@yahoo.com
Todd Prince (2008)
Home: 713 694-5415
714 W. 43rd Street
tprince@fbba.org
Jay Tatum (2007)
Home: 713 699-4166
725 Garden Oaks Blvd.
jay.tatum@hok.com

Section 3:

Mike Dishberger (2008)
Vice President
Home: 713 851-2767
862 W. 42nd Street
dishberger@aol.com
Lynn Sievers (2008)
Home: 713 691-4789
851 Lamonte Lane
sieverslynn@hotmail.com
Richard Stark (2008)
Treasurer
Home: 713 691-1067
1335 Sue Barnett Drive
rstark@lucasgroup.com

Section 5:

Malcolm Taylor (2008)
Home: 713 956-8872
1030 W. 41st Street
malcolmtaylor@chevrontexaco.com
Tim Weltin (2008)
Home: 713 540-5315
1567 Sue Barnett Drive
timweltin@mycase.info
John Ciccarelli (2009)
Home: 713 688-8285
4310 Apollo Street
ciccarelli@intergate.com

(Terms expire at end of October of the Year in parenthesis.)

GOMO MEETINGS

Our Meetings are Open to All Members.

Meetings are held the 3rd Wednesday of every month at the GOMO office, 4001 N. Shepherd, Suite 216, at 7 PM. We also have a meeting dedicated to Plan Reviews, following the Civic Club Meeting at Garden Oaks Elementary.

NEED MORE INFO?

www.gardenoaks.org

Deed Restrictions
GOMO Bylaws
Financial Statements / Budget
Violation Form
Transfer Fee Information

Ballot Language

In addition to conducting an election to fill a vacancy for a Section 1 Director, GOMO members will be asked to vote on three proposals for disbursal of surplus funds:

Proposal 1

That \$65,000 will be spent to purchase Constable service for 40 hours each week at night; for one year beginning June 1, 2007. The Constable Committee of the Garden Oaks Civic Club will be responsible for scheduling.

Proposal 2

That \$35,000 will be donated to the Garden Oaks Elementary SPARK Park for capital improvements as part of the overall effort by the City of Houston and other organizations.

Proposal 3

That \$10,000 will be spent for capital improvements to the pocket parks in Garden Oaks. The Beautification Committee of the Garden Oaks Civic Club will present a budget and bills directly to GOMO's Board of Directors for approval.

Each proposal requires a majority vote for approval at the May 1 meeting to be funded. The By-Laws outlines three budgetary areas for GOMO: 1) a \$100,000 suggested reserve; 2) an operational budget for GOMO; and 3) surplus funds budget which can be allocated with Member approval for projects that benefit the neighborhood.

GOMO Funds Audit Completed

Copy of Results Enclosed

GOMO enlisted Mir Fox & Rodriguez, Certified Public Accountants to conduct an independent audit of GOMO finances. A copy of the audit report is enclosed with this mailing.

SPECIAL MEETING: MAY 1

Future of GO SPARK Park

Park Improvements Slated to Begin

The Rick Englert SPARK Park is located next to the Garden Oaks Elementary School in the 900 block of Sue Barnett. The original playground equipment, installed in the early 1980's, was removed a few months ago due to safety concerns. The SPARK Park at Garden Oaks Elementary was the first park created in HISD and the City of Houston SPARK Park program. Project architect Lauren Griffith, of Lauren Griffith & Associates, designed the original Garden Oaks Elementary SPARK Park and also created our new plan. The initial portion of the plan and the new playground equipment will be installed over the next several months with an anticipated completion date of September 2007.

The initial funding of \$75,000 came from the following sources: 1) \$50,000 Federal Funds; 2) \$10,000 Harris County Precinct 1; 3) \$5,000 HISD; 4) \$5,000 SPARK Park; and 5) \$5,000 Garden Oaks Elementary and Community

The funded portion of the plan includes:

- Two playground areas- one each for age groups 2-5 and 5-12. The older age area will incorporate multiple level climbing, bridge, slide and various play panels, and will be located at the site of the old equipment. Swings for multi age groups and needs are also included.
- A tricycle loop for the younger age group is proposed to connect with the current loop.

Later phases of the plan include:

- A Stage/amphitheater area for school and community performances with a raised grassy berm for seating.
- A stretching and exercise area.

To get a better idea of how this all looks please refer to the drawing enclosed with this mailing.

Current funding is sufficient for the minimum playground equipment but more funds are needed for additions which will greatly enhance our SPARK Park. Additional funds of approximately \$45,000 are needed to cover the following enhancements:

- Concrete walkway around the park, \$11,000
- Playhouse, \$6,000
- Matrix climbing equipment, \$12,000
- Exercise equipment, \$16,000

The GOMO Board has recommended allocating \$35,000 in surplus funds to help the SPARK Park project achieve its goals. Approval of the GOMO membership at the May 1 meeting is required to dedicate the funds to the park.

Deed Restrictions Set Fee

.75% Rate Incorporated in Amendment

GOMO is a neighborhood association funded by a one-time transfer fee on home sales, as opposed to annual dues payments used by many neighborhood associations for funding. As a point of clarification regarding inquires about the specific transfer-fee rate: it is included in the Deed Restriction language that created GOMO, so any modification would require efforts similar to those that led to the formation of GOMO.

As examples of a possible rate reduction, the current transfer fee for a \$250,000 home sale is \$1,875. A reduction of the fee to .05% would lower the fee for a \$250,000 transaction by \$625. The GOMO Board of Directors do not have authority to change the rate of the transfer fee.