

GOMO INFO

A publication of the Garden Oaks Maintenance Organization

4001 N. Shepherd Dr., Suite 216 Houston, TX 77018
gomo@gardenoaks.org

S E P T E M B E R 2 0 0 6

Annual Meeting Slated for Tuesday, October 3

Following Civic Club Meeting at GO Elementary

GOMO Members are encouraged to attend the annual meeting on Tuesday, October 3 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.

Elections will be held to fill one Director position in Section 1 and one Director position in Section 5. Each position has a three-year term beginning November 1. Please contact a current Director for more information.

Member Survey Enclosed

Provide Your Input Concerning Funding Priorities

An opinion survey has been included in the mailing regarding the GOMO annual meeting to help assess priorities and opinions in our neighborhood. Please take a few minutes to complete the survey and return it using the envelope provided. GOMO Directors are soliciting feedback concerning GOMO priorities for the coming year. The resulting information will be compiled and posted on the GardenOaks.Org website.

Among other things, the feedback will be used to craft proposals for distribution of excess funds accumulated by GOMO. Per the Bylaws, the Board is encouraged to maintain at least \$100,000 in reserves. Funds in excess of the Organization's current operational budget and the Reserve may be allocated for the support of neighborhood activities and programs to benefit of Garden Oaks. Distribution of "excess" funds requires notice and a vote by GOMO members.

Board Commissions Audit

Independent Review Approved at August Meeting

Having previously allocated the funds for an audit in GOMO's 2006 Budget, Board Members voted at its August meeting to engage Mir Fox & Rodriguez, Certified Public Accountants to conduct an independent audit of GOMO finances.

Mir Fox & Rodriguez has a wide variety of clients including a public board on which a GOMO director serves (www.mfrpc.com.) The GOMO Board will be working with the CPA firm in weeks to come to facilitate the audit. Results will be made available to the membership.

GOMO Board of Directors

Section 1:

Louis "Gig" Runge (2006)

Treasurer

Home: 713 869-5623

236 W. 33rd Street

gigrunge@houston.rr.com

Jeff Toxey (2008)

Home: 713 864-7954

336 W. 34th Street

Graham Gips (2009)

Phone: 713 824-9204

408 W. 31st Street

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)

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)

Home: 713 691-1067

1335 Sue Barnett Drive

rstark@lucasgroup.com

Section 5:

Malcolm Taylor (2008)

Secretary

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

Blake Woods (2006)

Home: 713 680-9277

1023 W. 43rd Street

bwoods@cricket-wood.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

Know Your Board?

The GOMO Board of Directors is a group of a dozen neighbors elected by neighbors who volunteer their time in an attempt to help keep Garden Oaks a great place to live. The Board includes a broad sample of backgrounds and life experiences.

For example, the current Board includes a geoscientist, a project manager, a petroleum engineer, an independent contractor, a home builder, an attorney and a CPA, among others. Current Directors have a variety of experiences living in Garden Oaks with residency ranging from one year to twenty-five years. The "average" Director has lived in the neighborhood about 14 years.

Collectively, current Board members have a variety of dependents ranging from kids, to dogs, cats, cows (that do not actually live in Garden Oaks), fish and birds. Outside charitable interests of various board members include cycling in support of causes, Habitat for Humanity, area schools, Junior Achievement, and professional associations.

GOMO Math

Garden Oaks Maintenance Organization is funded by a transfer fee. Unlike many homeowners associations which assess annual or recurring fees, GOMO fees are only assessed when property is transferred.

The transfer fee is equal to 0.75% of the greater of (a) the gross purchase price of the Parcel as shown on the closing statement, or (b) the appraisal of the Parcel as shown on the then-current records of the Harris County Appraisal District.

In other words, the transfer fee is calculated as \$750 per \$100,000 in valuation. For example:

\$180,000 valuation = \$1,350 fee

\$250,000 valuation = \$1,875 fee

\$330,000 valuation = \$2,475 fee

GOMO Plan Approval

If you plan to build in Sections 1, 2, 3, or 5, your plans need to be approved by GOMO prior to starting the project. A City of Houston permit does not override this approval process. Please deliver 2 sets of plans to one of the Directors in your Section. As an alternative, join us at one of our two monthly meetings. The meetings are directly after the Civic Club meeting at Garden Oaks Elementary and the third Wednesday of the month at the Garden Oaks Professional Building, Suite 216. Plans are reviewed and are signed off by a quorum of the board which in most cases can be done at those meetings.

The plans should include the front, side, and rear views (or elevations) of the home or garage; a copy of the most recent survey showing the existing buildings, and a layout of how the new building will appear on the site. This can be done on the same survey. It is important to have the dimensions for the side, front and rear building lines shown on this survey. Most surveys have the building lines and easements shown on them. Also the height of the new home or garage should be included.

Over the past few years the most common reasons for not gaining approval are:

- 1. Dimensions were missing for the building lines (by far the most common.) Most of these were corrected for the next meeting and approved.**
- 2. Height of new garage was not dimensioned versus existing home height dimension. Again, an easy fix for most.**
- 3. Violation of the building lines (sorry but GOMO cannot grant variances.)**
- 4. Attempts to add onto an existing violation. You can only add onto the non-violating portion.**

Porches/carports with supports in front or on the side violating the building lines. Soffit can encroach, but once a support touches the ground then it is a violation. This is also how the City of Houston interprets encroachments. Each section has their own deed restrictions, so you will want to review those before submitting plans. In some cases specific lots have different building lines. You can view the deed restrictions at gardenoaks.org.

Typical Enforcement Actions

Standard Procedure:

- 1) First letter to homeowner: Requests violation be removed or remedied within a reasonable time period.
- 2) Second letter to homeowner: Contains statutory language giving the homeowner information about the right to a board hearing; warning that we will refer the matter to the GOMO attorney.
- 3) Attorney demand letter: States that a lawsuit will be filed without further notice after 30 days if the violation is not cured. Board reviews & decides to file a lawsuit.

Emergency Procedure: "Cease and Desist" letter from the GOMO attorney and advising of immediate legal action.