



# *Candlelight Oaks*

A meeting of the Candlelight Oaks Civic Club Board was held Thursday, March 13 and called to order at 7:30 p.m. The abbreviated business meeting was held prior to an open forum regarding the proposed assessment increase. The following board members were present: Sandy Ericksen, John Carr, Lori Bulla, Aaron Brisendine, Justin Schrader, Richard Solis, and Johanna Wolfe. Fifteen residents attended the meeting.

Hope Edmondson was not present.

Lori Bulla, pool chair, shared that to date there are two pool memberships. She will be purchasing chemicals for the season shortly to get the best price in bulk for the coming months. Considerable pool cleaning is needed due to the amount of pollen recently. She reminded all present that the pool membership fee for Candlelight Oaks residents remains \$125 for 2025 and will be \$200 for Candlelight Oaks Village residents. Pool cards must be reactivated annually beginning in January, the pool is open year-round. Forms are available on Facebook and on the Candlelight Oaks website.

Justin Schrader, Treasurer, reported that during the month of February \$15,740 in assessments were paid.

Expenses for February are on target at \$7,797 with the following breakdown: \$2,800 professional fees, \$4,300 security, and \$550 for utilities and web. The combined balance of savings and checking accounts is \$140,570.

Since November 2024, 83% of 2025 assessments have been paid. Regarding overdue collections, as of February 28, \$36,000 is outstanding. Of this amount, \$9,000 is over 90 days past due and \$27,000 is 30 days past due. Second and third payment letters have been mailed.

Year-to-year income and expenses from February 2025 to 2024 are consistent.

Aaron Brisendine, Deed Restriction Chair, reported on deed restriction activity. During the first quarter of 2025, 12 First letters were sent to residents, 7 second infraction letters were mailed, the status of eight residents' homes were discussed with the attorney due to no response to the first and second infraction letters. A decision will be made regarding how to proceed. Aaron and Richard Solis conduct a quarterly review of homes to determine deed restriction issues and give neighbors adequate time to address problems.

John Carr, Landscape Chair, reported that the landscape service is maintaining its 2024 rates for 2025. The landscape service mows all common areas (landscape islands, Bolivia entrance, playground area) weekly 9 months out of the year, and twice monthly during the winter months. The Near Northwest Management District manages mowing and mulch on the Tidwell esplanade. Planting of annuals in the Bolivia esplanade has been suspended for now since perennials in place now are in good condition. John has cycled valves for the sprinkler system, and it is in good working order. He continues to file requests

with 311 to have landscape island curbs repaired. To date the City of Houston has not responded. Approximately 50% of the trees planted about a year ago with the support of Trees for Houston and resident support survived the derecho and Hurricane Beryl.

John noted items that need attention in the pool and playground area. These include graffiti cleanup in the playground area, possible damage to gate at Tidwell entrance, kiddie mulch replacement in playground area, leaking urinal in men's restroom, one playground gazebo needs to be removed or replaced.

Hope Edmondson, Security Chair, was unable to attend the meeting but her report follows: There was one incident reported to HPD reported from January 1, 2025, to end of February. There were a number of issues on De Soto and Antoine, however Candlelight Oaks had no crime reports. Neighbors are reminded to contact HPD regarding gun shots or any incidents in the neighborhood and also to alert Homeland Protective Services.

Hope has contacted CenterPoint to request lights in the pool area be repaired (have not been operational for over a year.) This is a safety issue, working lights will be a deterrent to trespassers.

The meeting ended at 8 p.m. Information on the assessment Q&A follows these minutes.

Respectfully submitted,

Johanna Wolfe

Secretary