

# Kipling Oaks Gazette

DECEMBER 2024

Dear Community Members,

We all welcome the Fall/Winter weather with open arms. We hope this newsletter finds you cozy and warm amidst the chilly weather. As the HOA board, we are dedicated to ensuring our community remains a safe, welcoming, and thriving place to call home.

In this edition, we will share updates on our community, reminders, and exciting initiatives. So, grab a hot cocoa, find a comfy spot by the fire, and let's dive in!

Kind regards,  
KOA Board



## Important Notices

### Annual Meeting

We warmly invite everyone to attend our annual HOA Meeting. Bring your questions, suggestions, event ideas, and community engagement thoughts. Or simply join us to meet some of your neighbors. We look forward to seeing you there on Sunday, January 26th, 2025. Currently, we plan to hold the meeting at our usual location: Bethel Baptist Church, 34603 Wright Rd, Pinehurst, TX 77362. Time is to be determined; we will update the information on our website: [www.kiplingoaks.com](http://www.kiplingoaks.com).



### Our Park is now Officially Ours

In early 2023, during our evaluation of potential park improvements, we made an unexpected discovery. We couldn't find the deed and discovered we didn't own the park. Yes, you read that correctly, we didn't own the park!

To rectify this, the board suspended discussions on park enhancements (except for regular maintenance) and focused on the necessary steps. We tracked down the owners, had the park surveyed, completed the legal work, and they have now signed over the deed to the HOA.

The good news? We officially own the park and can get back to work on improvements and further maintenance!



### Spillway Pier Closure

The pier (platform) on top of the spillway will be closed until further notice. Unfortunately, it has seen better days, and we are currently seeking professional advice on the best course of action. This may take some time, so please be patient as we determine the next steps. We also kindly ask for your cooperation in staying off the platform. We appreciate your understanding and support in this matter.





# General Updates

## Bank Change

The board has decided to switch our bank to Frost. We have now completed this transition and hope to soon offer electronic payment options for yearly dues once everything is established with the new bank.

## Front Entry Sign

Much like the pier on the spillway, our entry sign (the wooden sign) also needs attention. We are currently exploring options for its replacement and improvement. Please don't be alarmed if you see the current sign missing for a little bit; if it's gone, a new or improved/repaired sign will be in its place shortly.

## Natural Gas for our Neighborhood

We are currently evaluating a proposal from Epcor to run natural gas throughout our neighborhood. There is no cost to the HOA, but we will need to approve a site to locate the gateway to our neighborhood. No commitments have been made yet, but we are excited about the possibility. Please attend our annual meeting as we hope to have them in attendance to answer questions and/or concerns.

## Park Maintenance

Water will be added to the park for routine maintenance of the playground equipment and for use during future events.

The park perimeter pylons and cable need maintenance/repair and we are looking into our options.

The parking area needs replacement and we are exploring options and possible improvements.

We are planning to remove one of the trees in the playground area to allow for the expansion of the playground equipment area.

## General Note

Now that we own the property, we will continue our efforts to catch up on maintenance and consider future improvements. We thank everyone for your patience and consideration.

## Architectural Committee

Are you considering property enhancements or modifications? Whether you're planning to expand your house, install a fence, or make other exterior upgrades, it's crucial to obtain approval from the Architectural Committee. They oversee any changes made to properties or common areas, ensuring that they align with the Covenants, Conditions, and Restrictions (CC&Rs) established by the association. More information is available on our website and the ACC committee can be contacted at [acc@kiplingoaks.com](mailto:acc@kiplingoaks.com)



## Landscape and Maintenance Reminder

We understand that recent storms and the sweltering heat have been challenging for everyone. Now that we have some relief, it's important to remember our responsibility to keep our lots and yards well-maintained. Here are some important reminders:

**Clear Fallen Branches:** After storms, promptly pick up fallen branches and debris to maintain a tidy environment.

**Reasonably Mowed Yards:** Regularly mow your yards to an acceptable level. Neatly trimmed lawns contribute to our community's overall appearance.

**Communication Matters:** If you need additional time for yard maintenance, please reach out to the board. We're here to help and understand your plans.

Thank you for your cooperation in keeping our community beautiful!

## Participate in your Community

A little bit about what the Board Members do... and we would appreciate all the help we can get.

Our HOA is proudly managed entirely by dedicated volunteers. The Volunteer Board not only oversees the governance of the association but also handles all management tasks. By not employing a third-party management company, we are able to keep our costs lower.

Our primary focus areas include:

- Financial Management
- Improvement/Maintenance of Common Areas
- Compliance with Community Rules
- Management of Vendors (for security, maintenance of common areas, etc.)
- Legal Compliance

We greatly appreciate any additional volunteer help. If you are interested in joining the board, establishing a committee or volunteering for tasks such as communication (e.g., through periodic newsletters), event planning (e.g., organizing events at the park), or park upkeep/improvement projects, we would love to hear from you. It's a fantastic way to engage with your neighbors and make a positive impact on our community.

We currently have a real need for volunteers on the Architectural Control Committee. This committee is essential for maintaining the aesthetic and structural standards of our community and is required by law.

## A Final Clarification

While we truly appreciate having a Facebook site for our community, the HOA board does not manage this Facebook site, and we have no other official social media. Our official communication channel is via email. The HOA Board does not support any requests or comments made through social media platforms like Facebook and Nextdoor. For any issues or questions about our community, please contact us via our email address:

Email: [hoa@kiplingoaks.com](mailto:hoa@kiplingoaks.com)

Additionally, all HOA members are invited and welcomed at our monthly HOA Board meetings. Bring your questions, comments, suggestions, event ideas, and community engagement activities. We welcome your involvement in any way. Meetings are held on the first Thursday of every month, with details posted on our website. We look forward to your participation.

