

## **Williamson County Oak Brook Owners Association, Inc**

**c/o Goodwin & Company**

**11950 Jollyville Rd, Austin, TX, 78759**

**Call Center (855)-289-6007 fax (512) 346-4873**

**Kristi.Estes@goodwintx.com**

# **1Q2023 Newsletter**

Dear Oak Brook Neighbors,

Welcome to the Oak Brook Owners Association 1<sup>st</sup> Quarter 2023 Newsletter. The Oak Brook Board of Directors continues to work to maintain and improve our neighborhood for safety, appeal, and value.

### **New Screens at Tennis Courts**

Our tennis and pickleball players may have noticed that the wind screens around the courts were no longer staying up, and in fact at times were down completely. To address this problem, we have had new screens installed.

### **Ice Storm Damage Update**

We would like to thank our landscapers “Freshscapes” for putting us at the front of the line after the storm. They had reached out to us to offer to come by the day after the storm and get started clearing the common grounds and branches that fell on Morgan Hill Trail. They have recently cleared out the Karst trail and left the mulch for later use on the trail. We are currently getting bids to complete the clean-up of common areas including removal of any logs too big to chip, removal of dead or severely damaged trees from the pool house area, and to spread the mulch on the trails and beds.

### **Debris (Unightly) Violations**

Oak Brook is nearly back to normal. However, we still have some tree debris in front of homes, and we want to remind you that you have until the end of April before the HOA will start issuing violations for tree branches/debris in view.

### **Pool Repairs**

Our pool requires some repair work, specifically the grout between the concrete deck and the pool tiles needs to be removed and replaced. We also plan to replace the in-pool lights with new LED lights. These repairs will require the pool to be emptied. We have a contractor lined up and we are waiting for a start date for the work. We are hoping it will not delay pool opening, but we will not know until the work begins. We will post the pool opening date on our website and on TownSq when known.

### **Reminder Regarding Outdoor Improvements**

All changes to the outside of your home, including landscaping, painting, roofs, and backyard structures such as pavilions, gazebos, sheds, etc. require approval of the Oak Brook Architectural Control Committee. The form to request approval for proposed improvements can be found on our [website](https://office.smartwebs.com/Arc/SWForms/index.cshhtml#/forms/28746EAE-25D8-EA11-810E-000C2903E046). A direct link to the form is: <https://office.smartwebs.com/Arc/SWForms/index.cshhtml#/forms/28746EAE-25D8-EA11-810E-000C2903E046>. To expedite your request please ensure you include details such as materials, colors, and your Plat Map showing where the improvements are to be located on your property (as appropriate).

### **Important Notice**

If a homeowner or contractor feels that they need access through or across any Fern Bluff MUD or Oak Brook HOA owned property, (greenbelts, parks, common areas and parking lots) for private house construction or landscape project, PRIOR WRITTEN PERMISSION must be requested and approved by the affected entity

BEFORE any work is started. Please submit an ACC request for HOA property or contact the MUD office at 512-238-0606 or email the general manager at [GM@fernbluffmud.org](mailto:GM@fernbluffmud.org).\*

The next HOA Board Meeting is scheduled to be held on April 10, 2023. Meeting details will be available via TownSq and our website ([www.oakbrokoroundrock.com](http://www.oakbrokoroundrock.com)) at least 6 days prior to the meeting.

Oak Brook Board of Directors

## **Goodwin & Company Contact Information**

Oakbrook is professionally managed by [Goodwin & Company](#). Here are the numerous ways you can reach our management team.

- **Customer Service Team**: Available Monday-Friday, 8:30 AM-6:30 PM by phone at 855-289-6007 or [info@goodwintx.com](mailto:info@goodwintx.com). Live Chat is available on Goodwin's website at [www.goodwintx.com](http://www.goodwintx.com).
- **Amenity Access Team**: Pool Gate Keys and Sport Court Keys [amenityaccess@goodwintx.com](mailto:amenityaccess@goodwintx.com)  
Link from Main Page (managed by Goodwin): <https://aobo.sites.townsq.io/4> 512-502-7500
- **Covenant Compliance Team**: Covenant violation related inquiries or reports can be directed to [compliance@goodwintx.com](mailto:compliance@goodwintx.com). To report a violation, send an email to [compliance@goodwintx.com](mailto:compliance@goodwintx.com) or submit a request via the [TownSq](#) app or web portal at <https://app.townsq.io/login>.
- **TownSq App**: Submit a request via [TownSq](#), our [website](#), and mobile application.
- **Kristi Estes, Community Manager**: By phone at 512-852-7902. Via email [OBOManager@goodwintx.com](mailto:OBOManager@goodwintx.com). Our community manager aims to respond to homeowner inquiries within 48 hours of receipt of contact. For quicker service, please contact Goodwin's Customer Service Team or submit a request via TownSq to track the status of your issue.