

Williamson County Oak Brook Owners Association, Inc

c/o Goodwin & Company

11950 Jollyville Rd, Austin, TX, 78759

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3Q2025 Newsletter

Dear Oak Brook Neighbors,

Welcome to the Oak Brook Owners Association 3rd Quarter 2025 Newsletter. The Oak Brook Board of Directors continues to work to maintain and improve our neighborhood for safety, appeal, and value.

Assessments Increase

At the October 6th Oak Brook HOA Board of Directors meeting, after budget discussions the board considered and voted on increasing the monthly assessments from \$45/month to \$50/month beginning January 1, 2026. Many of our monthly costs have increased and in order for us to maintain a balanced budget, this increase is warranted. The last increase to our current \$45/month assessment occurred in 2012. For those who write checks or do on-line bill pay, only the amount needs to be modified for your January 2026 payment. For those who use ACH withdrawals through TownSq, help requests can be sent to Resident Care at info@goodwintx.com or 512-502-7515 or 855-289-6007.

Assessment Payment Coupons on Request

In order to realize a substantial cost savings the Board has decided to no longer send out payment coupons for 2026. We found that most residents do not use the coupons and that they end up in the trash. For those of you who would like coupons mailed to you, please request payment coupons on TownSq under the "General" category and we will ensure coupons are sent to you.

Pool Closing Date

The pool will be closed for the season beginning November 3.

3Q Projects

- Replacement of the broken shade canopies at the pool has been completed.
- Repair the Woodcrete fence along Morgan Hill Trail that was involved in a car crash has been completed.
- Replacement of the faulty fountain in the pond at the end of Pearlstone Cove was completed.

Reminder: Amenity Keys

The Board of Directors would like to remind homeowners who are planning to sell their homes to please turn over your Amenity Keys to the new homeowners. This will save the HOA some money and will greatly convenience the new homeowners.

Reminder From Fern Bluff MUD of Winter Water Averaging

Winter waste water averaging begins on November 15th and ends on February 14th. Winter months are used to calculate the sewer averaging because historically customers use less water this time of year. To

save money on your sewer bill for the next year, the district recommends that automatic irrigation systems be turned off during the winter season as plants and grass are in their dormant stage.

Fall Bulk Trash Pickup

This year's pickup will be on November 8th. Use this link for more information:

<https://fernbluffmud.org/wp-content/uploads/2025/08/Fall-2025-Bulk-Pickup-Flyer.pdf> .

Requests to Goodwin or the Board of Directors

The TownSq app is the official communications tool for the Oak Brook HOA. You can access the tool on your computer at townsq.io or download the app from your Apple or Google Play Stores. Requests such as Deed Violations, Maintenance Requests, General Requests, Incidents, Manager Requests, Security, and Suggestions can all be made on the tool. When a request is made, TownSq will copy both our Property Manager and the Board, and also logs and tracks the requests so we have a record. Some residents have used our website www.oakbrookroundrock.com to contact us, which is ok, but that option is not monitored daily and may take more time for a response.

The next HOA Board Meeting is scheduled to be held on November 10th, 2025. Meeting details will be available via TownSq and our website (www.oakbrookroundrock.com) and sent via email 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. Live Chat is available on Goodwin's website at www.goodwintx.com.
- **Amenity Access Team**: Pool Gate Keys and Sport Court Keys 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. To report a violation, send an email to 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.
- **Alice English, Community Manager**: By phone at 512-568-0449. Via email at alice.english@goodwintx.com. Our community manager aims to respond to homeowner inquiries within 48 hours of receipt of contract. For quicker service, please contact Goodwin's Customer Service Team or submit a request via TownSq to track the status of your issue.