

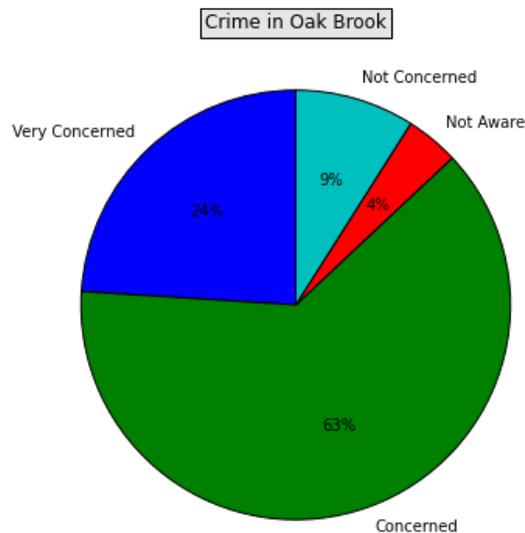
**Williamson County Oak Brook Owners Association, Inc**  
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Dear Oak Brook Homeowners,

On August 10<sup>th</sup> we concluded our on-line survey addressing crime in the neighborhood, communications methods to keep you informed, and gathered your comments, concerns, and issues from around the neighborhood. The Board of Directors would like to take this opportunity to thank the 150+ homeowners who participated in the survey, and provide you with this summary.

**Crime in Oak Brook**

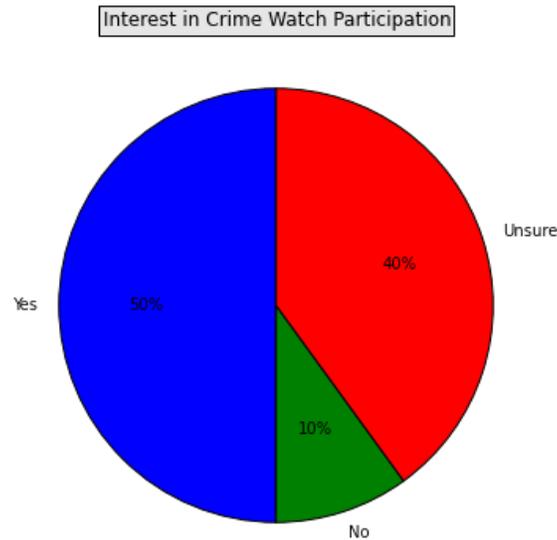
In regards to crime in the neighborhood, we asked if you were concerned about crime and of the respondents, 63% indicated they were concerned with 24% indicating they were very concerned. Four percent of the respondents indicated they were not aware of crime in Oak Brook.



We asked if you experienced a crime or vandalism that was not reported to the police. Ten percent indicated they were victims of unreported crime, and shared their experience with us.

We asked if you would be interested in participating in a Crime Watch Program in Oak Brook. Fifty percent of you responded with a yes, 10% said no, and 39% of you were unsure. Based on subsequent questions, we did get a few volunteers for both a neighborhood crime watch leader, and for potential

block captains. We had quite a few respondents indicate they needed more information on what a crime watch program is, and what are the participant's responsibilities.



To summarize our crime section: We have 87% of the respondents, who are aware that crime does happen in our neighborhood. Regarding volunteers, only 6% of respondents indicated they would be willing to volunteer as a block captain, and only 3% were interested in volunteering as an overall neighborhood coordinator. At this point the board does not see an overwhelming need for a Crime Watch Program at the community level, but encourages neighbors to be observant and please call the Sheriff's office if you see any suspicious activity. For those of you who have the Oak Brook information binder that was provided by the builder at closing or perhaps by the former owner of your home, tab 10 contains a Crime Watch Manual for your reference. If you don't have a binder, the latest "Crime Prevention: A Citizens Handbook" can be obtained through the Williamson County Sheriff's office.

### Communications

Several questions were asked regarding community communications. Based on the results, it appears that the majority of our residents are unaware of the Oak Brook website which is managed by our property Management Company (Goodwin Management, Inc.) and thus unaware that we do have an official e-mail list that must be opted-in after logging on to the website. Given that over 80% of the respondents indicated that e-mail was the preferred communication vehicle, it is important that all our households are opted in to the e-mail list. For that reason we ask that those of you who have not registered and/or logged onto the website (<http://obo.goodwintx.com>), please do so at your earliest convenience. Your username/password for the site was sent to you on the first page of your Annual Assessment Coupon books received at the end of last year. If you no longer have them, you can request this info by emailing [info@goodwintx.com](mailto:info@goodwintx.com). Once logged on, go to the User Profile tab and then e-mail options.

It is the board's intent to send out an e-mail update at least quarterly to keep you apprised of Oak Brook Owners Association (OBO) business. These quarter updates will also be posted on our website, and this quarter we are beginning to use the calendar that is available on our site. Events such as HOA board meetings, the Annual Meeting, Pool open/closings will be posted. In addition, any community events that you may be planning can also be included on the calendar by e-mailing [Karen.Vaughn@goodwintx.com](mailto:Karen.Vaughn@goodwintx.com) with the details.

The final question requested your input regarding problems in the neighborhood, as well as some suggestions for improvements. We received over 55 responses and will continue to work through the list to collate and identify work items to be considered.

The responses were broken down into five categories which are listed below with a summary of actions taken to date. We will continue to work through the list and update you in the quarterly reports to be posted on the website for your review:

1. Roads (Williamson County):

We had ten respondents who commented on how poor the resurfacing of our roads both look and performs and the need for some stop signs and law enforcement around Avery Ranch/O'Connor and Morgan Hill Trail.

We appreciate these comments, but since the roads were turned over to the County, there is nothing we can do to help on this other than to encourage our residents to contact the county to let them know of your dissatisfaction. At this website (<https://www.surveymonkey.com/s/3YCZR3M>) you will find a short survey, the survey will be open for 1 month, after which we will take the results and send them to Williamson County for their consideration. Please take a few minutes to add your voice to that of your neighbors to let the county know how we feel they are doing on our roads.

2. Amenities:

Most of the issues raised were regarding the sport courts and pools. Most of the repair items brought up have been addressed, and the issue of vandalism of the sport court(s) is being investigated. The Board has approved both the Tennis Court and the Basketball Court to be resurfaced which will begin in a few weeks. The court closure dates will be on the Oakbrook calendar on the website.

3. Other neighborhood items:

We had 40 other respondents discuss other concerns including:

- a. Downed trees and general clean up of properties
- b. Enforcement of campers and trailers, apparently permanently parked cars on the streets.
- c. Enforcement of homeowners keeping up appearance.
- d. Street lights out

e. More....

Please remember that the best way to make sure Oak Brook is in tip top shape is to report maintenance issues or violations on your streets. Forms are available on the website for you to use to report these problems. The board and Property Manager will continue to examine the list provided and take action on them as appropriate.

4. Fern Bluff MUD:

Several suggestions were made regarding greenbelt maintenance being required which the board will report to the MUD.

The board appreciates the time spent by those who took the survey, and is planning on using the survey tool to gain more input from you as time goes by. Meanwhile, please do take the time to register your e-mail on the website, and contact us if you have any questions regarding our neighborhood.