



The Official Newsletter of the Oak Creek Village Community Association, Inc.

## Annual Meeting and Election ~ Notice ~

The Annual Meeting and Election of your Oak Creek Village Community Association, Inc. Board of Directors will be Thursday, April 16th from 4 p.m. until 8 p.m. At the OCV Clubhouse

*There is a **BALLOT ON THE BACK COVER** and there are **THREE** ways to get your vote in...*

1. Fill out your ballot and drop it off at the home of Bill Taylor at 15214 Falling Creek before 4 p.m. on April 16th.
2. Fill out your ballot and mail it to the address already filled in, but please be sure it will arrive prior to April 16th, ballots received after this date will not be counted.
3. Come to the Clubhouse from 4 p.m. until 8 p.m. on April 16th, extra ballots will be available.

If you choose to attend the Annual Meeting on April 16th you will hear the annual reports from each director, learn the election results and have the opportunity to ask questions.

*I hope to see you there!*



## Oak Creek Village Cudas

All children, ages 3 to 18, are invited to join the Oak Creek Cudas Swim Team. We teach children to swim – they just need to be willing to get in the water. Our season runs from April 28th through June 20th, and we are looking forward to an exciting time.



This year, we welcome Head Coach **Oliver Sale** and Assistant Coach **Erin Akins** back for their second year coaching for the Cudas. Both coaches were members of the OCV

Cudas swim team for several years and we are very excited that they will be joining us again.

**Registration will be held on Sunday, April 12th, from 2:00 – 4:00 p.m. at the OCV pool clubhouse.**

You can also register online at [www.ocvcudas.com](http://www.ocvcudas.com).

Registration is \$95 for the first child, with discounted rates for additional family members. There is a \$10 discount for registering on or before Sunday, April 19th.

“Not only do swimmers enjoy the benefits of exercise, it is also a great way for swimmers and parents to meet neighbors and build life-long friendships,” said Brent Barnett, President of the OCV Swim Team. “There is no experience necessary and the Cudas welcome everyone,” he added.

*...continued on page 5*

**[www.OakCreekVillage.org](http://www.OakCreekVillage.org)**



## How To Reach Us...

**Oak Creek Village  
Community Association, Inc.**  
P.O. Box 1052  
Cypress, Texas 77410-1052

## OCV EXECUTIVE BOARD

President, <i>Sharon Kuester</i> .....	281/444-1532
Architectural Control, <i>Tim Cooley</i> .....	281/513-3067
Tim.J.Cooley@gmail.com	
Treasurer, <i>Jon Whisler</i> .....	832/249-1342
Maintenance, <i>Nick Fava</i> .....	281/440-8638
Recreation, <i>Elizabeth Davis</i> .....	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i> .....	832/217-4522
Deed Restrictions, <i>A.J. Salinas</i> .....	281/444-1292

## COMMITTEE NUMBERS

Clubhouse Rental, <i>Laurie Elliott</i> .....	281/236-7979
OCV Accountant, <i>Nelson Jones</i> .....	281/351-2010
Newsletter Editor, <i>Meri Lou Fry</i> .....	281/440-8915
3903 Midforest Dr. (box on doorstep)	
loulala313@yahoo.com	
Newsletter Publisher, <i>Diana Baskett</i> .....	281/755-1959
6211 Hickorycrest Dr. Spring, TX. 77389	
Di@DianaBaskett.com	

## EMERGENCY

Emergency (Police, Medical, Fire).....	911
Ambulance.....	281/440-4300
Animal Control (612 Canino Rd.).....	281/999-3191
Crimestoppers .....	713/222-8477
Crisis Hotline .....	713/527-9864
Fire.....	281/251-0101
Interfaith.....	281/367-1230
Hospital.....	281/440-1000
Poison Control (poisoncenter.org) .....	800/222-1222
Sheriff (Harris Co.).....	713/221-6000
Water & Sewage (24 hour Emergency) .....	281/376-8802
United Way (Information & Referral) .....	281/292-4155

## HELPFUL NUMBERS

**Vacation Watch - Cypresswood Annex**  
**281/376-2997 (Forms 713/221-6000)**

~  
**Street Light Out ~ Centerpoint 713/207-2222**  
**(Be sure to have the six-digit ID# off the pole.)**

## UTILITIES

Post Office - Cornerstone .....	281/444-1355
Electricity - Reliant Energy .....	713/207-7777
Gas - Centerpoint Energy.....	713/659-2111
Trash - J&S Trash Services (pick-up schedule) ...	713/635-2500

OCV has a heavy trash pick up day EVERY Friday.

On Fridays, J&S does not have as much trash to pick up as on Tuesdays so that is when they will pick up "one" heavy trash type item like bundled up tree branches, refrigerators, stoves, hot water heaters, dishwashers, etc. If a homeowner has multiple heavy trash type items, the homeowner will need to spread them out over multiple Fridays or a special fee can be paid to have multiple heavy items all picked up on a single Friday.

If you need to dispose of any hazardous material please visit the website below for dates and locations:

**Hazardous Waste Disposal**  
**[www.CleanWaterClearChoice.org](http://www.CleanWaterClearChoice.org)**

Telephone - AT&T .....	800/246-8464
Water & Sewage - Bammel Utility District.....	281/376-8802



### Recycling

Friday is your only recycle day. Paper, magazines, books, boxes (no debris inside), plastic containers and aluminum containers will be picked up, NO GLASS PLEASE.

## OCV GARDEN CLUB BOARD



President, <i>Meri Lou Fry</i> .....	281/440-8915
Program Committee	
Vice President & Chairman, <i>Valerie Hill</i> .....	281/880-4848
<i>Carol Barziza</i> .....	281/444-8957
<i>Anita Cook</i> ... ..	281/440-1093
Historian & Yearbook, <i>Carol Barziza</i> .....	281/444-8957
Secretary, <i>Mary Helen Alenius</i> .....	281/580-4384
Treasurer, <i>Kathy Colbert</i> .....	281/583-0652

**Meetings are held on the fourth Tuesday of each month.**



# Oak Creek Village

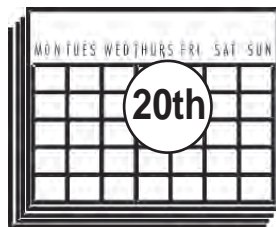
## Newsletter



**The deadline for the May issue is April 20th, 2015**

You can deliver your typed articles, classified ads\* or other submissions to:

**Meri Lou Fry** via email at **LouLaLa313@yahoo.com** or **3903 Midforest Drive, (box on doorstep)** prior to the deadline each month.



\*Classified advertisements are only available to residents at no cost, and are not intended for business purposes.

*If you would like to advertise in this publication, please contact:*

**Diana Baskett**

**281.755.1959**

**Di@DianaBaskett.com**

## Did You Know???

The Oak Creek Village Newsletter is published and delivered to all of the residents in Oak Creek Village every month. That's 659 homes! This is only possible through the support of our advertisers, so please show them our appreciation.



## VISIT US ON THE WWWEB...

Have you seen the website yet? You can access a wealth of information as well as email your Board of Directors.

We are continually updating it to keep our residents informed, so check it out today!

**www.OakCreekVillage.org**

## TEENAGE JOB SEEKERS

If you're looking for a responsible teen to watch your child, house, pet, or to do some yard work or power washing, look no further! These teens live in your neighborhood and have references from your neighbors!

NAME	AGE	SERVICE(S)	PHONE
Dominique Boulay	16	B+H+P	281/455-7397
Estefhany Chavarria	16	B+H+P	832/818-8671
Paula Lamas	19	B+H+P	832/801-6384
Kayla McMillan	17	B+P+H	832/799-3470
Nehemiah McMillan	14	H+P+PW+Y	832/652-9453
Crescendo Robinson	15	B+H+P	832/596-1972
Cameron Smith	19	B+H+P	281/898-0014

**B-Baby Sitting H-House Sitting P-Pet Sitting**

**PW-Power Washing Y-Yard Work**

**\* CPR Certified**

**Are you a teen that is interested in earning some extra \$\$\$?**

If you would like to be added to this list, please send your name, address, date of birth, phone number and service(s)

you can provide to:

**Diana Baskett**

**6211 Hickorycrest Drive • Spring, TX 77389**

**email ~ Di@DianaBaskett.com**

## Oak Creek Village Community Association Board of Directors

**~ Meeting Reminder ~**

**April 14th, 2015**

**7:30 PM**

Residents are reminded that the Oak Creek Village Community Association Board of Directors meets on the second Tuesday of every month at 7:30 PM. All residents are invited and encouraged to attend. Anyone wishing to present ideas to the Board should call a Board member prior to the meeting so we may allot time for you on the agenda.

## YOUR NEIGHBORHOOD HANDIMAN

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**281-580-5060**

**Lb.reid@comcast.net**



# OCV PRESIDENT'S LETTER

Dear Friends and Neighbors,

**The most important thing you have to do this month is VOTE.** The annual Board of Directors of the OCVCA election is April 16th, from 4:00 p.m. to 8:00 p.m. at the clubhouse. After the voting is the annual meeting, at which the winners are announced, the annual reports of the various directors are read, and residents are welcome to ask questions and make comments.

**Unlike most elections, in which someone wins even if there is only one vote cast, in our election we must have at least 67 votes for the election to be valid.** So, it is very important that you vote. To make it easier, you may vote early from the convenience of your home, by filling out the ballot in this newsletter. It tells you to vote for 5 directors, and to either mail your ballot to this year's collector of ballots who is Bill Taylor, or to deliver it to his home which is at 15214 Falling Creek, Houston, TX 77068. Just be sure you get it there by 4:00 p.m. on April 16<sup>th</sup>. It's really very easy. Please don't forget to do it.

**The other news this month is the change in deputies. Matt Murphy has gone on to other duties and we will miss him.** He has done an excellent job. In his place, we have a substitute who is very competent. There is a rumor that Don Hardin is finally coming back after breaking his leg in multiple places by falling off a ladder at his home. Not in the line of duty, but common to homeowners. Be careful out there and I'll see you at the election.



*Sharon Kuester, prez*

Master #18209  
GC #19360

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## Tips from Klein Volunteer Fire Department: Portable Fire Extinguishers



A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

Use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket, and is not growing; everyone has exited the building; the fire department has been called or is being called; and the room is not filled with smoke.

To operate a fire extinguisher, remember the word PASS:

### Remember!



#### **- Pull the pin.**

Hold the extinguisher with the nozzle pointing away from you, and release the locking mechanism.

#### **- Aim low.**

Point the extinguisher at the base of the fire.

**- Squeeze** the lever slowly and evenly.

**- Sweep** the nozzle from side-to-side.

For the home, select a multi-purpose extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not so heavy as to be difficult to handle.

Choose a fire extinguisher that carries the label of an independent testing laboratory.

Read the instructions that come with the fire extinguisher and become familiar with its parts and operation before a fire breaks out. KVFD offers hands-on fire extinguisher trainings.

Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.

Know when to go. Fire extinguishers are one element of a fire response plan, but the primary element is safe escape. Every household should have a home fire escape plan and working smoke alarms.

**Contact KVFD at 281-376-4449  
16810 Squyres Rd. Klein, TX 77379**



# Pool Opening

**OCV Pool will be open all weekends  
in May 2015**

**Saturdays 11 AM – 8 PM**

**Sundays 12 PM – 7 PM**

**\*\*Pool open Memorial Day**

**Monday, May 25, 2015 11 AM – 8 PM\*\***

**Pool open for regular operations beginning  
Saturday, June 6, 2015.**

**Regular operating hours:**

**Tues & Thurs 12 PM - 8 PM**

**Wed & Fri 1 PM - 8 PM**

**Sat 11 AM - 8 PM**

**Sun 12 PM - 7 PM**

**\*\*Pool open Sat., July 4, 2015 from 11 AM – 8 PM\*\***

**\*\*Pool open Labor Day**

**Monday, September 7, 2015 from 11 AM - 8 PM\*\***

**OCV Pool will be open all weekends  
in September 2015**

**Saturdays 11 AM – 8 PM**

**Sundays 12 PM – 7 PM**



## **POOL PASSES**

To obtain pool passes send an email to [ocvrecreation@yahoo.com](mailto:ocvrecreation@yahoo.com). Include your name, address, phone number and number of full-time residents (including children) who need a pool pass. Pool passes are \$1 each and can be paid for when passes are picked up.

**\*\*\*Visiting family and friends (including children and grandchildren) do not need pool passes. Visiting family and friends are welcome at the pool as guests of our residents. Our guest fee is \$1 per person and should be paid to the lifeguard upon entering the pool.**

# Oak Creek Village Cudas

*...continued from page 1*

The Cudas hold practice after school on Tuesday through Friday beginning April 29th. When school is out, swimmers may choose to attend morning or evening practices. Practices end on June 19th. Swim meets are held on Saturday mornings from May 11th through June 20th. In addition, team events such as Spirit Rally, Pep Rally, Cuda-Swim-A-Thon, and the End of Season Banquet add up to great summer fun for the entire family.

The Cudas are looking for sponsors to offset costs. Information about sponsorship can be found on our website. Sponsorship includes a pool-side banner, the company's name on the team's t-shirt, and written and verbal advertisement during home meets.

For more information, visit [www.ocvcudas.com](http://www.ocvcudas.com) or call Brent and Brenda Barnett at 281-440-6825.

The Cudas are members of the Northwest Aquatics League.



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**BAMMEL UTILITY DISTRICT**  
President, Nick Fava, sends  
this reminder to our residents...

**DO NOT HESITATE TO CALL  
HIM WITH QUESTIONS OR  
PROBLEMS REGARDING  
OUR WATER SERVICE...**

**ANY TIME!** He even gives his telephone number:  
281-440-8638. He always returns his calls.

However, he has a special request: **UNLESS IT IS  
AN EMERGENCY, PLEASE DO NOT REQUEST  
SERVICE AFTER 5:00 PM.** It is very expensive to  
call out service people after hours. If your problem  
can wait until regular hours, please wait to call then.

**SAVE OUR MONEY!  
CALL DURING REGULAR HOURS!**

## MAKE THE NEWSLETTER YOUR OWN

The newsletter is your paper and we want to hear from you!

**OCV neighborhood news for the newsletter**

**Write an interesting or funny article**

**Tell about a great place to visit**

**Share your good news**

**Family Birthdays**

**New Baby**

**Kid's Accomplishments**

**Groups**

**Service**

**Holiday Wishes**



Let's personalize our newsletter by adding things your family enjoys!

**Have a great photo you might like to share?** Send it in, share it, and  
see it on the front cover of the paper for all to enjoy. Perhaps it's funny,  
pretty, artistically interesting, or just something you want to share.

If you have an interesting idea for the newsletter please let me know,  
email me at [loulala313@yahoo.com](mailto:loulala313@yahoo.com).  
It's your paper – make it your own!

*Check out more on the web at:*  
**OakCreekVillage.org**



## Oak Creek Village Security Stats ~ FEBRUARY 2015 Harris County

**Sheriff's Office Patrol Bureau**

TYPE OF ACTIVITY	M. Malloy	C. Sturghill	A. Reiter	Others	Monthly Total
Alarm Local	1	0	0	3	4
Animal/Aggressive	1	0	0	0	1
Animal/Humane	1	0	0	0	1
Burglary/Motor Veh	0	0	2	0	2
Check Park	2	4	0	10	16
Child Custody Disp	0	0	0	1	1
Contract Check	9	151	70	137	367
Credit Card Abuse	0	0	0	1	1
Criminal Mischief	1	0	1	0	1
Disturbance/Family	0	0	0	2	2
Disturbance/Other	0	1	0	1	2
Domestic Prevention	0	0	0	2	2
Follow Up	1	0	0	1	2
Meet the Citizen	7	0	0	2	9
Meet the Officer	0	1	0	0	1
Mental Case	0	0	1	0	1
Parking Lot Check	0	0	0	1	1
Sex Offender Verif.	5	0	0	0	5
Suspicious Person	2	1	0	0	3
Telephone/Harras	0	0	0	1	1
Terroristic Threat	0	0	0	1	1
Traffic Initiative	22	0	0	1	23
Traffic Stop	2	2	0	3	7
Unk Med Emerg	1	0	0	0	1
Vehicle Abandoned	1	0	0	0	1
Vehicle Suspicious	2	0	0	2	4
Welfare Check	0	0	0	1	1
<b>Total</b>	<b>57</b>	<b>160</b>	<b>72</b>	<b>171</b>	<b>460</b>



On Tuesday morning, April 28th, around 9:00 a.m. the OCV Garden Club and friends will gather at the Clubhouse to board the Precinct 4 Bus for a visit to Hermann Park. There we will tour the new McGovern Centennial Gardens...a 15 acre site where the Houston Garden Center once stood. This celebration of Hermann Park's 100 year history, the largest improvement project ever undertaken at the park, includes an interactive Family Garden, a 30 foot garden mount, a new rose garden and a Sculpture Promenade featuring art donated from countries around the world.

Lunch will be at Lorenzo's, 4412 Washington Ave. ***Doesn't this sound spectacular?!*** Please join us!

For further information, please contact Carol Barziza at 281-444-8957.

### BEG, BARTER, BUY & SELL IN Oak Creek Village

Your local online connection to find used items you seek or list things you no longer need.

Please NO BUSINESS ads, this group is for Oak Creek Village Residents who are either looking for, or have personal items to beg, barter, buy and sell.

Rules are easy, use good judgement (nothing inappropriate), be honest in your listings, no commerce, no profanity and PLEASE REMOVE YOUR POST ONCE IT IS SOLD.

If you abuse this site you will be banned. All posts are subject to removal by the Admins at any time.

## Oak Creek Village

## At the time of this printing we had 94 members added to the Group!

If you are interested in buying or selling personal items to/from your neighbors, please join our new **Facebook** group "**Beg, Barter, Buy & Sell in Oak Creek Village.**" This is a closed group where residents can post personal items for sale, items that they are seeking to purchase, or any local news or events that they wish to share with their neighbors. Many Facebook groups like this one have started up recently and have been taking off like gangbusters, so take a minute to join the group today and watch it grow into a resource we can all utilize!

**If you cannot find the group by searching, please use the following URL...**  
**<https://www.facebook.com/groups/576126842451935/>**



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## Corns and Hammertoes

Corns are circular area of thickened skin that sit on the top or the sides of the toes. Corns and Hammertoes are caused by pressure created by an enlarged piece of bone (bone spur) underneath the corn. If your toes are squeezed on your shoes with painful corns, give us a call.



Dr. Tyson Fiala, DPM  
 Dr. Amy Walsh, DPM  
 Dr. Michelle Stern, DPM  
 Dr. Brad Bachmann, DPM



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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

## FEBRUARY 10, 2015

The meeting was called to order by President Sharon Kuester at 7:30 p.m. Board members present were Sharon, Lloyd Bratton, Tim Cooley, Elizabeth Davis and AJ Salinas. Residents attending were Marilyn Bogle, Barbara Wolpert, Bonnie Babcock, Bill Taylor, Lou Bernard, Kathleen Phillips and Nicholas Fava.

The minutes of the February 10, 2015 meeting were approved as read.

**SECURITY** – Lloyd reported a very quiet month...little activity...none bad. He announced that we would be getting a replacement for Deputy Matt Murphy in the near future as he is headed for a promotion. Congratulations, Matt! Lloyd's report approved.

**ARCHITECTURAL CONTROL** – Tim reported a very slow month. He assumed it was due to the weather.

**RECREATION** – Elizabeth has been working on quotes for replacement of the fence along the wooded side of the pool and playground. She had received some information about wooden fencing and iron fence as well. Elizabeth complained to the Wells principal about some crude graffiti on our playground equipment that she had photographed and some big kids loitering after school in our park. The principal has agreed to help keep the kids in line with regard to Oak Creek's playground and property.

**DEED RESTRICTIONS** – AJ is planning a meeting of our Deed Restriction Committee to prepare for upcoming spring problems such as yard cleanup and lawn care. The OCV Board of Directors moved to authorize Deed Restrictions director, A. J. Salinas, to continue discussions with the HOA's attorney regarding the responsibilities of the "halfway house" operators and their effects on our homeowners' restrictions. This motion was approved.

**TREASURY** – Sharon read the treasurer's report in Jon's absence. Report approved.

Director Lloyd Bratton made a motion to elect Nicholas Fava as our Maintenance Director. The motion received the board's unanimous approval.

**OLD BUSINESS** – Mosquito spraying still under discussion. Nick Fava announced his intention to continue talks with the Pipeline people in order to restore the green belt and extend the clubhouse parking lot.

**ELECTION** - Bob Von Eschen & Bill Taylor will handle the voting at the clubhouse on April 16 from 4:00 p.m. to 8:00 p.m. Mailbox for early voting will be at 15214 Falling Creek Drive.

Tim Cooley, in order to protect the board and ease some of their duties, made a motion to allow directors up to a \$1,000.00 spending allowance without the entire board's approval. Amounts in excess of \$1000.00 would require a board vote and at least 3 bids to be considered. Motion carried.

Meeting adjourned at 9:12 p.m.

Respectfully submitted, Meri Lou Fry, Secretary

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BALANCE SHEET

## JANUARY 31, 2015

### ASSETS

Trustmark - Checking	\$ 79,078
Trustmark - Money Market	301,068
Bank of Texas - Money Market	25,006
Certificates of Deposit	225,000
Prepaid Expenses	-
Receivables - Current Year	65,061
Receivables - Prior Years	103,058
Security Receipts Receivable	7,731
Other Receivables	33
Allowance for Bad Debts	(81,516)
<b>Total Current Assets</b>	<b>724,519</b>

Land	34,365
Construction in Progress	18,174
Improvements & Equipment	417,422
Accumulated Depreciation	(272,432)
<b>Total PP&amp;E</b>	<b>197,528</b>
<b>Total Assets</b>	<b>\$ 922,047</b>

### LIABILITIES & FUND BALANCES

Accounts Payable	\$ 938
Prepaid Maint. Fees	-
Deferred Revenue	171,710
Accrued Income Taxes	(4,606)
Reserve for Pipeline Damages	132,006
<b>Total Liabilities</b>	<b>300,049</b>

Fixed Asset Fund - Net	195,778
Maintenance Fund	281,529
Major Repair Fund	139,986
Current YTD Net Income	4,705
<b>Total Fund Balances</b>	<b>621,998</b>

<b>Total Liabilities &amp; Fund Balances</b>	<b>\$ 922,047</b>
--	-------------------

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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION TREASURER'S REPORT



## RESIDENTS FOR IMPROVEMENT of OAK CREEK VILLAGE (RFI)

**MARCH 10, 2015**

### Balance Sheet

The January 31, 2015 balance sheet shows \$630,152 in the bank.

### Statement of Revenue & Expense

For January 2015, revenue was below budget by (\$100) primarily due to lower Misc. income. Expenses were below budget by (\$130) with the savings being in the street lighting expense line.

### Transaction report

We had our normal operating expenses in the month of January along with the \$1,750 payment for installing the 3 new radar speed signs in the subdivision to help officers track speeding better.

### Additional Notes:

Our 2015 Maintenance Fee was mailed out at the end of November and was due January 2nd in the amount of \$280. If for some reason, you have not paid your bill yet, please contact our accountant at 281-351-2010 to find out what your current delinquent balance is and make payment arrangements. Our mailing address is P.O. Box 1052, Cypress, TX 77410. This address is used for all formal correspondence and is checked by our accountant several times a week.

This is a reminder to everyone that the park is for **residents only**. If you are at the park you can always ask whoever is there if they live in the subdivision. The Director of Security and a member of our group are going to visit the elementary school and middle school principals and ask them to tell their students they are not to use the OCV park if they don't live in the subdivision in order to maintain our park; outside tables and benches; tennis court and playground equipment. There was an incident recently that the playground equipment and fence was painted with graffiti and undesirable messages. We have small children playing in this park and we want to avoid this. We have alerted the Sheriff's department to keep a close lookout on our park. This is one of our selling points to possible new homeowners having a park; a pool; tennis courts for our residents only. Thanks to all residents for your continued support.

### DEED RESTRICTIONS COMMITTEE

Please remember that whenever residents are planning to paint the exterior of their home you are to submit a paint sample to either the Director of Architectural Control or Director of Deed Restrictions for approval of the colors the resident has chosen. If possible submit the color sample on a piece of board with the paint dry so the Director can see how it will appear on the home.

**Louella Bernard, OCV Resident**

## OAK CREEK VILLAGE COMMUNITY ASSOCIATION STATEMENT OF REVENUE AND EXPENSES

**JANUARY 2015**

	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenue</b>						
Maint Fees - Current Year	\$ 15,610	\$ 15,610	\$ -	\$ 15,610	\$ 15,610	\$ -
Clubhouse Rentals	50	50	-	50	50	-
Interest Income	61	60	1	61	60	1
Pool & Tennis Receipts	-	-	-	-	-	-
Security Receipts	17,050	17,050	-	17,050	17,050	-
Transfer Fees	420	400	20	420	400	20
Miscellaneous Income	279	400	(121)	279	400	(121)
<b>Total Revenue</b>	<b>33,470</b>	<b>33,570</b>	<b>(100)</b>	<b>33,470</b>	<b>33,570</b>	<b>(100)</b>
<b>Expenses</b>						
Clubhouse Contract	500	500	-	500	500	-
Grounds Contract	938	975	37	938	975	37
Pool Contract	756	770	14	756	770	14
Security Contract	15,988	16,800	812	15,988	16,800	812
Clubhouse / Grounds Repair	383	600	217	383	600	217
Exterminating - Mosquitos	-	-	-	-	-	-
Pool Repairs & Supplies	-	100	100	-	100	100
Tennis Court Repairs	-	-	-	-	-	-
Accounting Fees	1,150	1,220	70	1,150	1,220	70
Auditing Fees	-	-	-	-	-	-
Bank Fees	0	5	5	0	5	5
Legal Fees	2,450	1,000	(1,450)	2,450	1,000	(1,450)
Insurance	-	-	-	-	-	-
Street Lighting	2,855	3,000	145	2,855	3,000	145
Other Electric	949	900	(49)	949	900	(49)
Gas	36	50	14	36	50	14
Water & Sewer	298	175	(123)	298	175	(123)
Telephone	36	42	6	36	42	6
Taxes	-	-	-	-	-	-
Bad Debts	-	-	-	-	-	-
Newsletter	1,163	1,200	37	1,163	1,200	37
Office & Miscellaneous	103	400	297	103	400	297
Major Repairs	1,158	1,158	(0)	1,158	1,158	(0)
Depreciation	-	-	-	-	-	-
<b>Total Expenses</b>	<b>28,765</b>	<b>28,895</b>	<b>130</b>	<b>28,765</b>	<b>28,895</b>	<b>130</b>
<b>Net Ordinary Income (Loss)</b>	<b>\$ 4,705</b>	<b>\$ 4,675</b>	<b>\$ 30</b>	<b>\$ 4,705</b>	<b>\$ 4,675</b>	<b>\$ 30</b>
<b>Net Other Income/Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Income</b>	<b>\$ 4,705</b>	<b>\$ 4,675</b>	<b>\$ 30</b>	<b>\$ 4,705</b>	<b>\$ 4,675</b>	<b>\$ 30</b>



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## OAK CREEK VILLAGE COMMUNITY ASSOCIATION, INC. 2015 ELECTION BALLOT

I or WE as record (owners) of property or properties in Oak Creek Village hereby cast our written mail-in ballot for the purpose of the Election of Directors to be held at the Annual Meeting of the Members to be held on the 16th day of April 2015, and any continuation or adjournment thereof. I or WE have placed an X in the spaces before the names of the five (5) persons for which my vote or votes are cast:

<u><b>Vote</b></u>	<u><b>Name of Announced Candidate</b></u>
_____	Lloyd Bratton
_____	Nick Fava
_____	Sharon Kuester
_____	A. J. Salinas
_____	Jon Whisler

I or WE wish to vote for a candidate who is not on the Ballot. I or WE have placed an X in the space before the names of the following persons for which my or our vote(s) are cast for the following write-in candidate(s):

<u><b>Vote</b></u>	<u><b>Name of Write-in Candidate(s)</b></u>
_____	_____ Typed or printed name of write-in candidate.
_____	_____ Typed or printed name of write-in candidate.

Instructions: The mail-in ballot must be returned by First Class U. S. Mail or hand-delivered and must be addressed as follows:

**Bill Taylor**  
**15214 Falling Creek Drive**  
**Houston, Texas 77068**

Your name and the property address must appear on the return address portion of the envelope. Mail-in ballots received after the date of the Annual Meeting will not be counted.

**Please be sure to include your name and property address on the return address portion on the reverse side of this ballot.**