



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

## OCV PRESIDENT'S LETTER

Like so many in America I spent Thanksgiving with family and friends reflecting on what I had to be thankful for this holiday. One of the things I had to be thankful about is that I live in a community where the residents are committed to the overall improvement of the neighborhood.

I have had many residents comment on the improved appearance of the neighborhood. As I reflect on these improvement comments on appearance that are being done and those planned for the future, I am thankful for the residents actually doing them. Their involvement in their own residence and committees that impact the whole neighborhood is greatly appreciated by me and the whole H.O.A. Board.

On my street alone we have two residence that have been vacant for a long time with new residents that have made remarkable improvements to the houses and in turn helped the entire street look better. People are making improvements throughout the neighborhood that affect the appearance on the entire community.

I am especially thankful for the effort and support of our board and committee members and residents who provide us with the valuable input. As they like to say around here "long story short" I am thankful to all of you for your efforts and support and if I hadn't made that statement known before now (like the kids like to say "that my bad shame on me")

Happy Holidays  
~Anthony J. Salinas (A.J.)



### Overview of the requirements for removing the refuse from our subdivision;

1. All trash must be available for pickup at 7:00 am.
2. Household garbage will be picked up at the back door, outside the gate. Household garbage consists of stuff that was in your house.
3. Heavy trash will be placed on the curb by 7:00 am. Heavy trash consists of yard debris, and other small items not usually placed in garbage cans. Tree limbs must be tied and bundled, and must be no more than 4 feet in length and 3 inches in diameter for each limb. No tree trunks! Note: these items will be picked up on Tuesdays if there is room, and on Fridays.
4. Bulk items will be picked up on Fridays only. Bulk items include furniture and appliances, sofas, loveseats, beds, mattresses, dressers, etc. Refrigerators and freezers will also be picked up as long as they have been drained and tagged by a licensed technician saying they have been drained.
5. We will not pick up any building debris, sheetrock, fencing, shingles, two by fours, pickets, carpet and padding, bathtubs or any other debris you have out from remodeling your home.
6. Tires, pallets, oil, paint, and all other liquids that may stain your streets will not be picked up.
7. Residents who do not pay the tax on the bill or do not pay the full amount will be placed on the cut off list and their checks will be returned.

### 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
- If you are in doubt please call the office at 713/635-2500 for clarification. Someone will be able to assist you.

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



## How To Reach Us...

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## OCV EXECUTIVE BOARD

President, <i>A.J. Salinas</i> .....	281/444-1292
Vice President, <i>Sharon Kuester</i> .....	281/444-1532
Architectural Control, <i>A.J. Salinas</i> .....	281/444-1292
Treasurer, <i>Jon Whisler</i> .....	832/249-1342
Maintenance, <i>Byron Yarbrough</i> .....	281/687-3878
Recreation, <i>Elizabeth Davis</i> .....	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i> .....	832/217-4522
Secretary, <i>Sharon Kuester</i> .....	281/444-1532
Deed Restrictions, <i>Lou Bernard</i> .....	281/444-4663
LBernard15@att.net	

## COMMITTEE NUMBERS

Clubhouse Rental, <i>Sam Elliott</i> .....	281/236-7979
OCV Accountant, <i>TXMGMT</i> .....	832/910-7525
Information Officer, <i>Sharon Kuester</i> .....	281/444-1532
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>Anita Cook</i> .....	281/440-1093
Program Committee	
<i>Carol Barziza</i> .....	281/444-8957
<i>Gene Rasmussen</i> .....	281/440-1249
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

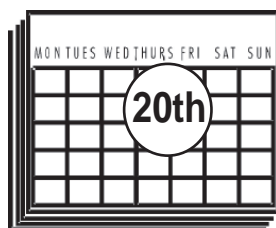
## Newsletter



**The deadline for the January issue is December 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.



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## 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*	18	B+H+P	281/455-7397
Estefhany Chavarria	18	B+H+P	832/818-8671

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**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 ~

**DECEMBER 13, 2016**

**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.

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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

Happy Holidays to All. Please take a moment and enjoy the new Christmas decorations that have been hung at the front entrances and columns entering the subdivision. Hope everyone is looking forward to the holiday season.

Last month on the back of the Newsletter we printed a form to be filled out by residents to provide information as to name of residents, address, phone number, and other pertinent information so we can begin gathering this information to get a new directory printed to distribute to our residents. There is an address at the bottom of the form where to mail the form or, if you choose, you can drop it off at the next HOA meeting. We would like to get a new directory printed within the first couple of months of the new year. Thank you.

We have ordered new metal signs to be installed at the entrances of the subdivision along with one installed on Brightwood as you enter our subdivision and one at a cul de sac in the subdivision. These new signs will state "Deed Restrictions Strictly Enforced" to remind everyone of the importance of abiding by the Deed Restrictions for our neighborhood. Speaking of the entrances, the committee working on the new monuments has received bids and hopefully we can get started on this project soon..

We have also asked our local Boy Scout Troop 1659 to provide us with their form to put in our Newsletter next month for residents to sign up for their fundraiser "Flags Over The Community." For a modest fee, the Troop will install a United States flag in your front yard on four patriotic occasions, and remove and store it until the next occasion. If you are interested, just fill out the form and send it with your check to the address at the bottom of the form. Just think how great it would look to have our streets lined with flags on those special days.

Many of our new residents as well as long-time residents are making improvements to their homes. We are very happy about these fresh new looks. Please remember, before you make any home improvements whether it be a new paint color, new shutters, new windows, new roof, or driveway, you are must ask for approval. Bring your new paint sample to the next Board meeting to receive approval from the Architectural Control committee. For any other improvements you will need to have the contractor fill out a form on our website and submit it to the Deed Restrictions Director at [bernard15@att.net](mailto:bernard15@att.net) or the Architectural Control Director at [asa454@sbcglobal.net](mailto:asa454@sbcglobal.net) for approval. We will approve in a timely manner if the improvements are nothing more than painting the same colors. However, if you are going to change colors, we need to have a large sample painted on a board to look at. Some improvements may require us to come by your home to get an idea of the improvements or that you to bring the plans to the HOA monthly meeting.

We realize that during this time of year pine needles are dropping like flies in our yards. If you can, please sweep your driveways and front sidewalk on a regular basis. We will not be citing homes about pine needles on their roofs until the season is over, but please remember to bag these pine needles. **DO NOT SWEEP THEM INTO THE STREET OR DOWN THE DRAINAGE HOLES ON THE CURBS. THIS WILL EVENTUALLY CAUSE FLOODING. MAKE CERTAIN YOU IMPRESS THIS ON YOUR LAWN SERVICE AS WELL. THANK YOU.**

We have noticed a few homes with broken windows and taped glass in front doors. Please try to get these taken care of. There is a company on FM 1960 that will come and give you an estimate. They are very reasonable and have been in our area for over 50 years. I have used them and will give you their name if you call me. We can't advertise people in the newsletter.

After the first of the year the Deed Restrictions Committee will be in the process of getting bids for building a fence around the park to ensure that the park is for our residents only. We are also getting bids to repair the tennis courts and trim trees in the park. These amenities are what make our subdivision more attractive to new homeowners. Our hope is to keep this area along with our pool and clubhouse in good condition for a long time. It is difficult during the day to keep parents from parking on the driveway waiting to pick up their children from school. However, we would like to keep this to a minimum in order to keep the driveway from breaking down. We have had reports that at times in the evening there has been some unsavory behavior at the park and not too long ago someone painted graffiti on our playground equipment. We want to prevent this as much as possible. We will keep our residents informed of any changes as they occur.

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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

**NOVEMBER 15, 2016**

The meeting began at 7:35. Our guest, Jamal Singleton, of J&S Trash Service, and various new residents were introduced, and Architectural Control approved exterior home improvements for 3 residents. Residents attending were then asked to address Mr. Singleton with any trash issues and these were discussed.

The formal meeting was then called to order by President AJ Salinas. Directors present were AJ, Lloyd Bratton, Jon Whisler, Lou Bernard, and Sharon Kuester. Elizabeth Davis was also present but had to leave very early. Treasurer Jon Whisler read the Treasurer's report and moved that the maintenance assessment be set at \$297.00 for 2017, due by January 31, 2017, and the Security assessment set at \$29.25 a month for the upcoming year. Both motions were approved. The maintenance invoices will be mailed in December.

Lloyd discussed security matters, saying the subdivision had been very quiet, but that, if you have a security issue, please notify the Sheriff's department even if the issue has been resolved, because this information helps them see if there is a pattern of incidents. Lou Bernard discussed issues that are in her written report, emphasizing that residents should please turn in information for the new directory. She also informed us that she had been in discussion with fence people with regard to securing our park, perhaps with a gate. Lou's report was approved. The money for the Christmas decorations was also approved, as was the confidentiality agreement with Penny Johnson for the Finance Committee.

After more discussion of trash issues, the meeting adjourned, and went into executive session, at which time the Board and our lawyer, Mr. Gainer, discussed revoking the agreement we executed in May, 2004. There was also a vote on the trash problem.

Respectfully submitted,  
Sharon Kuester, Secretary

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# OAK CREEK VILLAGE

## COMMUNITY ASSOCIATION TREASURER'S REPORT



**NOVEMBER 15, 2016**

### Balance Sheet

The September 30, 2016 balance sheet shows \$536,793 in the bank.

### Statement of Revenue & Expense

For September 2016, revenue was below budget by (\$1,274) primarily due to lower than planned transfer fee and misc. revenue. Expenses were higher than budget by (\$14,179) was mainly due to the payment of legal and street lighting bills.

### Transaction report

We had our normal operating expenses in the month of September along with the payments for legal and street lighting.

### Additional Notes:

I am making a motion to accept a 3% increase to the annual Maintenance Fee bringing the amount to \$297 for 2017.

I am also making a motion to accept a 1% increase to the security fee in 2017 that is being charged by Bammel UD on our behalf which will increase the fee from \$29.00 to \$29.25 (0.9% increase). This change will start in March 2017 to coincide with our annual contract renewal.

Our 2017 Maintenance Fee will be mailed out at the beginning of December and will be due in the amount of \$297 by the first business day in January which is January 3rd this year.

OCV Community Association, Inc. Balance Sheet As of September 30, 2016		OCV Community Association, Inc. Profit & Loss Budget vs. Actual January through September 2016			
	Sep 30, 16		Jan - Sep 16	Budget	\$ Over Budget
<b>ASSETS</b>		<b>Ordinary Income/Expense</b>			
Current Assets		Income			
Checking/Savings		328 · Maint. Fees - 2016	144,288.00	144,504.00	-216.00
105 · Trustmark Checking	32,326.63	330 · Clubhouse Rentals	300.00	750.00	-450.00
106 · Trustmark Money Market	254,445.96	340 · Interest Income	427.94	750.00	-322.06
110 · Bank of Texas Money Market	25,020.37	350 · Pool & Tennis Receipts	2,634.00	1,500.00	1,134.00
Total Checking/Savings	311,792.96	352 · Assessment Interest	-14.32	0.00	-14.32
Accounts Receivable		355 · Security Receipts	153,450.00	153,450.00	0.00
NSF / Returned Checks	50.00	360 · Transfer Fees	250.00	4,500.00	-4,250.00
11000 · Accounts Receivable		399 · Miscellaneous Income	0.00	3,750.00	-3,750.00
2012 & Prior Assessments	64,072.32	Total Income	301,335.62	309,204.00	-7,868.38
2013 Assessments	15,626.80	Gross Profit	301,335.62	309,204.00	-7,868.38
2014 Assessments	14,913.02	Expense			
2015 Assessments	20,204.05	410 · Clubhouse Contract	5,550.00	4,500.00	1,050.00
2016 Assessments	39,326.79	420 · Grounds Maint. Contract	8,792.38	9,375.00	-582.62
Force Mows	868.40	430 · Swimming Pool Contract	50,769.77	26,250.00	24,519.77
11000 · Accounts Receivable - Other	4,479.79	440 · Security Contract	153,006.00	151,087.50	1,918.50
Total 11000 · Accounts Receivable	159,491.17	450 · Clubhouse / Grounds Repair	1,537.51	4,500.00	-2,962.49
Total Accounts Receivable	159,541.17	455 · Exterminating - Mosquitos	4,160.00	3,000.00	1,160.00
Other Current Assets		460 · Pool Repairs & Supplies	22,014.32	4,500.00	17,514.32
120 · CD's	225,000.00	470 · Tennis Court Repairs	648.00	900.00	-252.00
126 · Security Receipts Receivable	2,855.57	475 · Playground Maintenance	45.42	0.00	45.42
128 · Allowance for Bad Debts	-89,516.81	480 · Accounting Fees	9,200.00	10,350.00	-1,150.00
Total Other Current Assets	138,338.76	485 · Property Management Consultant	2,800.00	450.00	2,350.00
Total Current Assets	609,672.89	490 · Auditing Fees	1,310.00	8,000.00	-6,690.00
Fixed Assets		500 · Bank Fees	8.00	45.00	-37.00
160 · Land	34,365.00	510 · Legal Fees	3,409.00	9,000.00	-5,591.00
170 · Improvements & Equipment	446,674.23	520 · Insurance	8,805.00	8,500.00	305.00
180 · Accumulated Depreciation	-279,689.98	530 · Street Lighting	29,911.38	27,750.00	2,161.38
Total Fixed Assets	201,349.25	540 · Other Electric	4,922.34	9,000.00	-4,077.66
<b>TOTAL ASSETS</b>	<b>811,022.14</b>	550 · Gas	434.37	375.00	59.37
<b>LIABILITIES &amp; EQUITY</b>		560 · Water & Sewer	-15.65	2,250.00	-2,265.65
Liabilities		570 · Telephone	368.66	375.00	-6.34
Current Liabilities		580 · Taxes	0.00	22.50	-22.50
Accounts Payable		590 · Bad Debt Expense	0.00	3,475.50	-3,475.50
200 · Accounts Payable	2,173.22	600 · Newsletter Expenses	3,096.42	3,150.00	-53.58
Total Accounts Payable	2,173.22	620 · Office & Misc. Expenses	1,370.87	4,950.00	-3,579.13
Other Current Liabilities		621 · Website	2,550.00	450.00	2,100.00
214 · Prepaid Fees	364.71	690 · Major Repairs	10,424.97	10,875.00	-450.03
222 · Deferred Revenue	48,096.00	695 · Depreciation	0.00	6,000.00	-6,000.00
225 · Accrued Income Taxes	-2,215.92	Total Expense	325,118.76	309,130.50	15,988.26
230 · Reserve for Pipeline Damages	131,906.00	Net Ordinary Income	-23,783.14	73.50	-23,856.64
Total Other Current Liabilities	178,150.79	Net Income	-23,783.14	73.50	-23,856.64
Total Current Liabilities	180,324.01				
Total Liabilities	180,324.01				
Equity					
270 · Fixed Asset Fund - Net	190,270.34				
280 · Maintenance Fund	287,037.04				
290 · Major Repair Fund	163,152.49				
3900 · Retained Earnings	14,021.40				
Net Income	-23,783.14				
Total Equity	630,698.13				
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>811,022.14</b>				





## Jan Kopfler

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*Wishing all my Friends and Neighbors a Holiday Season full of Happiness, Cheer and Good Times with Family and Friends*

# Happy Holidays

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*love to see these gifts under the tree...*

☐ **Santa, I want it all!**

1 Hour Facial  
Hair Styled  
Manicure & Pedicure \$150

☐ **'Tis the Season to Sparkle**

60 Minute Facial  
Teeth Whitening  
Manicure & Pedicure \$175

☐ **Santa's Essentials**

1 Hour Facial  
Manicure & Pedicure \$99

☐ **Holiday Glam Session**

Manicure  
Makeup Application  
Hair Style/Up do or Mini Facial  
\$115

- ☐ Spa Facial \$60 - \$75
- ☐ Haircut & Style \$45
- ☐ Clear & Brilliant Laser \$350
- ☐ Makeup Lesson \$35 - \$45
- ☐ Bronze Biologic Spray Tan \$30
- ☐ Full Highlights \$95 & Up
- ☐ Shellac Manicure \$22
- ☐ Teeth Whitened \$59.95
- ☐ Microdermabrasion Treatment \$75
- ☐ Brazilian Blowout \$175 - \$200
- ☐ 60 Minute Massage \$60
- ☐ Revitalash-Lash Enhancer
- ☐ Fiberglass Full Set of Nails \$35
- ☐ Partial Highlights & Low Lights \$75
- ☐ Laser Genesis \$200



*\*\*We can combine any of our services for additional savings!*

How old you are is your business... How *Young* you look is *our business*...