



Letter from the editor

This year was filled with difficulties. To my dismay, our lovely Christmas lighting decorations did not receive the attention they deserved. My first (and only) e-mail was about the stunning home of the **Wisdom family at 15507 Ripplewind**. It was all done in white lights...hundreds of them! Up the driveway, covering the shrubbery, onto the house all the way up to and covering the roof! Glorious and painstaking! Next, I was told about a delicate fairyland of tiny lights in red, white and green at the **Mendel residence at 15230 Parkville**. Finally I was directed to the **Hernandez home on Falling Creek...15510**, where I spoke to Wendy Hernandez as she turned the lights on to show off the delightful explosion in her front yard. Here was a yard just made for kids! Decorated arches up the front walk, a train made of lights, a nativity, borders and brightness everywhere...the whole yard! Just down the street at **15223 Falling Creek, the Acosta's home** was decorated with large many-colored lights bordering the house and lawn and nestled in among beds full of flowers! Beautiful! I hope you had a chance to drive around Oak Creek Village this past December. I saw too many yards to display on our marquees. This year I will do better, I promise.

We have also had issues with getting the newsletter designed, printed, mailed and finally DELIVERED to our mailboxes in a timely manner. There have been several issues, but we are doing our best to streamline this process and get the newsletter to you earlier in the month. Thank you for your patience.

Meri Lou Fry, *Your newsletter editor*

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, *Sharon Kuester* 281/444-1532
Architectural Control, *Tim Cooley* 281/513-3067
Tim.J.Cooley@gmail.com
Treasurer, *Jon Whisler* 832/249-1342
Maintenance, *Ron Halk* OCVMtce@gmail.com
Recreation, *Elizabeth Davis* 713/775-5458
OCVRecreation@yahoo.com
Security, *Lloyd Bratton* 832/217-4522
Deed Restrictions, *A.J. Salinas* 281/444-1292

COMMITTEE NUMBERS

Clubhouse Rental, *Laurie Elliott* 281/236-7979
OCV Accountant, *Nelson Jones* 281/351-2010
Newsletter Editor, *Meri Lou Fry* 281/440-8915
3903 Midforest Dr. (box on doorstep)
loulala313@yahoo.com
Newsletter Publisher, *Diana Baskett* 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

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

Meetings are held on the fourth Tuesday of each month.

Oak Creek Village

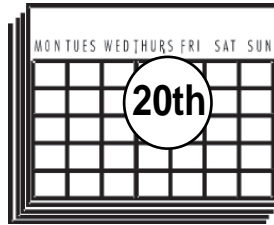
Newsletter



The deadline for the February issue is January 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
Kaitlyn Linehan	17	B+H+P	281/836-5028
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

Monthly

~Meeting Reminder~

February 10th, 2015

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

**FREE
ESTIMATES!**

**NO JOB
TOO SMALL**

Carpentry • Painting • Texture
Roofs • Sheetrock • Fences
Doors • Siding • Honey Do's
All General House Repairs.

**Area
Resident**

281-580-5060

Lb.reid@comcast.net



OCV PRESIDENT'S LETTER

Dear Friends and Neighbors,

Breakfast with Santa was a great success, but, thinking about the future, Elizabeth needs help with these activities. Only three people helped put on the Fall Festival. Elizabeth has lots of enthusiasm, and great ideas but she can't do it alone. In days of yore, we had a women's club who did these things. Alas, now everyone works and no one has time for a women's club. However, lots of people have time to bring their kids to the events, so how about calling, or e-mailing, Elizabeth to see what you can do to help.

I have been asked by some very exasperated homeowners to remind everyone that there is a leash law in Harris County and that you can't let your dog run loose, even after dark, and, when you do walk your dog, please carry a poo bag. Also, coyotes have been sighted recently, and I'm told they will even attack small children, to say nothing of pets.

I bet you didn't know....our own deputy, Matt Murphy, has received an Award for Bravery for preventing a person with a gun from committing suicide. We truly do have the best deputies in the county!

On that happy note, I'll wish you a Happy New Year and I hope I'll see you around the neighborhood.

Sharon Kuester, prez



PROMPT, RELIABLE SERVICE

DOUGLAS
Heating & Air Conditioning
281-376-3111

- Sales, Service, and Installation
- All Makes and Models
- Maintenance Service Agreements
- Financing Available

Time for a Checkup Is Now!!

TACLB
006326C

Serving 1960 & NW areas
since 1975

**ENERGY
TECHNIQUES
SPECIALISTS**



After its Indoor Lawn Sale, your Garden Club proudly donated \$400.00 to NAM's Family Violence Center. Keep watch for their next fundraiser. They are a very special group!

The club's next meeting will be a favorite...the annual January visit from John and Gloria Jones. On Tuesday, January 27th, at 10:30 a.m., Garden Club members and friends will meet at the Oak Creek Village clubhouse to enjoy the spectacular photography of John Jones. This year we will visit Alaska in August of 2014 to view the Joneses' film of the Coastal Brown Bears who live in the Lake Clark National Park and Preserve located in southwestern Alaska.

Afterward, we will enjoy a lunch of homemade soups, salads and desserts furnished by Garden Club members. Just the thing for January in Houston!

Please be on time so you don't miss a minute of this very special event! Bring a friend, too.

**If you need more information please call
Meri Lou Fry at 281-440-8915.**

**BE WATER-WISE:
SAVE WATER - SAVE MONEY.
WASTE WATER - WASTE MONEY.**

**A SOLUTION FOR SOME
NEW YEAR RESOLUTIONS:**

THIS YEAR WOULD YOU LIKE TO: ♠save quite a bit of money; ♠be a good example to your family, especially to the kids; ♠be a good example to your neighbors; ♠feel good about caring about the environment; ♠enjoy green lawns and thriving plants; ♠be glad you are a conservationist; ♠be happy that you are helping to keep Texas the best place on the map to live - then become WATER-WISE. It will help these things to happen. For this year and all coming years never become a water splurger and water waster.



OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

NOVEMBER 11, 2014

The meeting was called to order at 7:40 p.m. by President Sharon Kuester. Members present were Sharon, Ron Halk, Lloyd Bratton, Tim Cooley, Elizabeth Davis and Jon Whisler. Residents attending were Trica Carlson, Nicholas P. Fava, Marilyn Bogle, Bill Taylor, Jim & Carol Carter Gilkison and Mathew Ridgway.

The minutes of the Oct. 14, 2014 were read and corrected as follows. The last sentence of the 3rd paragraph should read, "Tim Cooley offered a motion proposing a pool of representatives from the swim team, Bammel Utility District, the RFI leader Lou Bernard and Directors Tim Cooley and Elizabeth Davis to look at options for landscaping around the clubhouse. Tim Cooley volunteered to check out companies who fogged for mosquitos."

REPORTS

Maintenance -

Written report read & approved.

Security -

Sheriff's report discussed. Only 1 habitation was affected for the month. Lloyd warned about opening your door to any person you do not know. Sheriff's report accepted.

Architectural Control -

Tim Cooley reported that he had approved some new windows and a circular drive. He noted one resident had reported a problem with the trash service on the website. The landscape committee will resume activity in the New Year.

Recreation -

Elizabeth reported that the "Fall Festival" was an exceptional success, A J cooked more than 240 hotdogs. Now on to the "Breakfast with Santa." She also proposed a "Neighbors Night Out" just for OCV to be held at a local restaurant.

Treasury -

Written reports read and approved. Jon proposed 3% increase to the maintenance fee bringing it to \$280.00 for 2015. Motion approved by the board.

Also a motion to increase our security fee by 1% which will add \$0.25 to our bill was approved.

Meeting adjourned at 9:00 p.m.

Respectfully submitted, Meri Lou Fry, Secretary



OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 16, 2014

As we were waiting for a quorum prior to the start of the meeting, Nick Fava and Jon Whisler, both of whom are members of our water board, discussed landscaping and paths along the green belt near water board property. Our resident guests added their comments.

The meeting was called to order by President Sharon Kuester at 7:50 p.m. Members present were Sharon, Ron Halk, Elizabeth Davis and Jon Whisler. Residents attending were Nick Fava, Bill Taylor, Marilyn Bogle, and newcomers Marvila and Ruth Requena.

The minutes of the November 11, 2014 meeting were approved as read.

REPORTS

Maintenance -

Written report read and approved. Elizabeth Davis inquired about some of the broken down fences along the woods at the west side of the pool.

Security -

Sheriff's report accepted.

Recreation -

Elizabeth discussed damage to our playground equipment mentioning big kids hanging around after school. She also discovered unlocked tennis courts and asked residents please be sure to lock up after themselves.

Treasury -

Written reports read and approved. Jon moved that Elizabeth get bids for improving the area behind the clubhouse and pool and developing a walking path from Highpines to Brightwood.

Meeting adjourned at 8:50 p.m.

Respectfully submitted, Meri Lou Fry, Secretary

Master #18209
GC #19360

Licensed
& Insured

SPRING KLEIN ELECTRICAL SERVICES

The Areas First & Best Choice For Electrical Service & Repairs

New Construction • Remodels & Additions • General Installation
New & Old Wiring • Underground Repair & Replacements
Recess Cans • Under Counter Lighting • Soffit Lighting • Ceiling Fans
All types of Trouble Shooting • Residential & Commercial

Wesley Salyers, Master Electrician

281-370-6347

18810 Tomato

Fax: 281-257-2414

Spring, TX 77379

springkleinesi@comcast.net

springkleinelectrical.com

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 scammers, 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.

At the time of this printing we had 86 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/>

YOU AND GOSSETT A/C MAKE A GREAT PAIR



Gossett Heating & Air Conditioning, Inc.

****Residential Specialist****
 We Service All Makes and Models
 Ask about Instant Rebates
 No Interest Financing
 "Like Us" on Facebook for Special Discounts
 \$10.00 OFF Heat Check with this ad.
 Serving the Spring Area since 1978

Expect more from your independent Trane dealer.

PLEASE VISIT
www.gossettair.com
281-353-9595



TACL - A 343, ACCA, NATE Certified

It's Hard To Stop A Trane.



Oak Creek Village Security Stats

~ NOVEMBER 2014

Harris County

Sheriff's Office Patrol Bureau

TYPE OF ACTIVITY	M. Malloy	C. Sturghill	M. Murphy	Others	Monthly Total
Alarm Local	0	1	0	2	3
Alarm/Sil/Pan/HU	0	0	0	1	1
Assault	0	0	1	1	2
Check Business	0	1	0	0	1
Check Park	3	11	10	0	24
Check School	1	0	0	0	1
Contract Check	2	131	153	17	303
Credit Card Abuse	0	0	0	1	1
Disturbance/Family	0	0	0	3	3
Disturbance/Other	0	0	0	1	1
Domestic/Prevent	0	0	1	1	2
In Progress	2	0	0	0	2
Information Call	0	0	0	1	1
Meet the Citizen	0	0	0	2	2
Neighborhood Check	0	0	0	1	1
Prop Found/Lost	0	0	0	1	1
Stranded MV	0	0	0	1	1
Suspicious Person	4	2	3	3	12
Telephone/Harras	0	0	0	1	1
Terroristic Threat	0	0	0	1	1
Theft/Other	0	0	0	1	1
Theft/Residence	1	0	0	0	1
Traffic Initiative	18	0	0	0	18
Traffic Stop	2	2	4	0	8
Unk. Medical Emer.	0	0	0	2	2
Vacation Watch	4	9	16	0	29
Total	37	157	188	41	423

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION

RECREATION REPORT



**SEPTEMBER 9, 2014 THROUGH
NOVEMBER 11, 2014**

Submitted by Elizabeth Davis

Fall Festival was a huge success! We estimate over 200 people attended. Thank you to all the residents who came and I hope everyone had as much fun as I did!

One pool pump has been repaired. A rodent problem was discovered in the pool pump room and it has been dealt with.

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION

RECREATION REPORT



**NOVEMBER 12, 2014 THROUGH
DECEMBER 9, 2014**

Submitted by Elizabeth Davis

Planning for Breakfast with Santa is in full swing! Hope to see you this Saturday, 12/13 9:30-11:30 at the clubhouse!

I received a report that some kids climbed the fence into the pool area and made a bit of a mess. I have requested extra patrol of the park area between the hours of 4:00 PM and 6:00 PM, Monday thru Friday until the schools break for the holidays.

I have found the tennis courts unlocked three times. Someone is not locking them back up after use. Now, one of the locks is gone. I have asked that we replace both locks. I will have the re-issue keys for the new locks.

Check out more on the web at:

OakCreekVillage.org

Stay informed, stay connected.

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION

MAINTENANCE REPORT



OCTOBER 2014

1. Lloyd and I installed the first "Speed Minder Sign" on Parkville Dr.
2. Escorted the Pest control man to the Pool Pump House twice. Rats had burrowed in under the foundation and were I guess just looking for a home.
3. Had the Club House furnace serviced and checked for winter operation. The furnace has one of the old style cast iron burners and is probably near the end of its life cycle.
4. Bought and installed third "NO TRESPASSING" sign on newly acquired fencing.
5. Had to buy bait and destroy a giant fire ant hill inside the Pool Pump House.
6. Have been trying to remove a See-Saw in the play area for repair. I have no idea how a 2 x 10 could be broken, but some how one of the see-saw's' has been broken. I guess rust is not my best friend when tried a 30" breaker bar and could not make the bolt loosen to remove it. I may have to remove all the carriage bolts to dismantle it for replacement.

Ron Halk, Director

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION

MAINTENANCE REPORT



NOVEMBER 2014

1. Accompanied pest control into pool pump house several times.
2. Bought new locks for Speed Minder Power Supplies.
3. Sealed holes under pool pump house foundation with buried cement blocks.
4. With Tim's help I will make another attempt to remove the broken see-saw.

Ron Halk, Director

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION

TREASURER'S REPORT

NOVEMBER 11, 2014

Balance Sheet

The September 30th, 2014 balance sheet shows \$531,478 in the bank.

Statement of Revenue & Expense

For September 2014, revenue was above budget by \$1,286 primarily due to higher Pool & Tennis receipts income. Expenses were below budget by \$2,617 with the savings mainly being in the Pool and Grounds/clubhouse repair and supply expense lines.

Transaction report

We had our normal operating expenses in the month of September.

Additional Notes:

- I am making a motion to accept a 3% increase to the annual Maintenance Fee bringing the amount to \$280 for 2015.
- I am also making a motion to accept a 1% increase to the security fee in 2015 that is being charged by Bammel UD on our behalf which will increase the fee from \$28.50 to \$28.75 (0.9% increase).
- Our 2015 Maintenance Fee will be mailed out at the end of this month and will be due in the amount of \$280.

Jon Whisler, Treasurer

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION

BALANCE SHEET

SEPTEMBER 30, 2014

<u>ASSETS</u>	
Trustmark - Checking	\$ 21,646
Trustmark - Money Market	259,830
Bank of Texas - Money Market	25,002
Certificates of Deposit	225,000
Prepaid Expenses	-
Receivables - Current Year	16,493
Receivables - Prior Years	82,407
Security Receipts Receivable	14,574
Other Receivables	33
Allowance for Bad Debts	(69,743)
Total Current Assets	575,242
Land	34,365
Improvements & Equipment	433,845
Accumulated Depreciation	(265,174)
Total PP&E	203,036
Total Assets	\$ 778,278
<u>LIABILITIES & FUND BALANCES</u>	
Accounts Payable	\$ 938
Prepaid Maint. Fees	335
Deferred Revenue	45,492
Accrued Income Taxes	(7,000)
Reserve for Pipeline Damages	132,306
Total Liabilities	172,071
Fixed Asset Fund - Net	203,036
Maintenance Fund	270,206
Major Repair Fund	106,731
Current YTD Net Income	26,234
Total Fund Balances	606,207
Total Liabilities & Fund Balances	\$ 778,278

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION STATEMENT OF REVENUE AND EXPENSES

SEPTEMBER 2014

	<u>Month</u>			<u>YTD</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue						
Maint Fees - Current Year	\$ 15,164	\$ 15,164	\$ -	\$ 136,476	\$ 136,476	\$ -
Clubhouse Rentals	-	100	(100)	525	600	(75)
Interest Income	56	55	1	967	525	442
Pool & Tennis Receipts	2,286	800	1,486	2,542	2,000	542
Security Receipts	15,911	15,911	-	143,185	143,199	(14)
Transfer Fees	240	400	(160)	5,890	4,000	1,890
Miscellaneous Income	360	300	60	6,640	4,300	2,340
Total Revenue	34,016	32,730	1,286	296,225	291,100	5,125
Expenses						
Clubhouse Contract	500	500	-	4,500	4,500	-
Grounds Contract	938	975	37	8,856	9,325	469
Pool Contract	1,763	2,400	637	31,244	32,750	1,506
Security Contract	15,988	15,911	(77)	140,240	143,199	2,959
Clubhouse / Grounds Repair	24	600	576	4,550	4,600	50
Exterminating - Mosquitos	675	500	(175)	3,150	2,350	(800)
Pool Repairs & Supplies	-	700	700	2,488	5,100	2,612
Tennis Court Repairs	-	125	125	237	975	738
Accounting Fees	1,510	1,167	(343)	10,770	10,500	(270)
Auditing Fees	-	-	-	-	-	-
Bank Fees	-	5	5	11	45	34
Legal Fees	775	1,000	225	(1,717)	9,000	10,717
Insurance	-	-	-	8,185	8,300	115
Street Lighting	3,225	3,250	25	27,438	28,000	562
Other Electric	1,066	1,100	34	8,747	9,000	253
Gas	23	30	7	339	295	(44)
Water & Sewer	177	400	223	1,365	3,200	1,835
Telephone	36	42	6	325	378	53
Taxes	-	-	-	-	-	-
Bad Debts	-	-	-	-	-	-
Newsletter	-	334	334	3,044	3,000	(44)
Office & Miscellaneous	46	325	279	5,795	4,625	(1,170)
Major Repairs	1,158	1,159	1	10,425	10,425	0
Depreciation	-	-	-	-	-	-
Total Expenses	27,906	30,523	2,617	269,991	289,567	19,576
Net Ordinary Income (Loss)	\$ 6,110	\$ 2,207	\$ 3,903	\$ 26,234	\$ 1,533	\$ 24,701
Net Other Income/Expense	-	-	-	-	-	-
Net Income	\$ 6,110	\$ 2,207	\$ 3,903	\$ 26,234	\$ 1,533	\$ 24,701

OAK CREEK VILLAGE COMMUNITY ASSOCIATION TREASURER'S REPORT

DECEMBER 10, 2014

Balance Sheet

The October 31st, 2014 balance sheet shows \$531,726 in the bank.

Statement of Revenue & Expense

For October 2014, revenue was above budget by \$858 primarily due to higher Pool & Tennis receipts, Transfer Fees, and Misc. income. Expenses were below budget by \$3,116 with the savings being spread across most expense lines.

Transaction report

We had our normal operating expenses in the month of October.

Additional Notes:

Our 2015 Maintenance Fee was mailed out at the end of last month and is due January 2nd in the amount of \$280. If for some reason, you have not received your bill, checks should be made out to OCV Community Association, Inc. or contact our accountant at 281-351-2010 to 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.

Jon Whisler, Treasurer

OAK CREEK VILLAGE COMMUNITY ASSOCIATION BALANCE SHEET

OCTOBER 31, 2014

<u>ASSETS</u>	
Trustmark - Checking	\$ 37,827
Trustmark - Money Market	243,896
Bank of Texas - Money Market	25,003
Certificates of Deposit	225,000
Prepaid Expenses	-
Receivables - Current Year	15,283
Receivables - Prior Years	80,946
Security Receipts Receivable	13,044
Other Receivables	33
Allowance for Bad Debts	(69,743)
Total Current Assets	571,289
Land	34,365
Improvements & Equipment	433,845
Accumulated Depreciation	(265,174)
Total PP&E	203,036
Total Assets	\$ 774,325
<u>LIABILITIES & FUND BALANCES</u>	
Accounts Payable	\$ 938
Prepaid Maint. Fees	615
Deferred Revenue	30,328
Accrued Income Taxes	(4,606)
Reserve for Pipeline Damages	132,306
Total Liabilities	159,582
Fixed Asset Fund - Net	222,036
Maintenance Fund	251,206
Major Repair Fund	107,889
Current YTD Net Income	33,612
Total Fund Balances	614,744
Total Liabilities & Fund Balances	\$ 774,325

OAK CREEK VILLAGE COMMUNITY ASSOCIATION STATEMENT OF REVENUE AND EXPENSES

OCTOBER 2014

	<u>Month</u>			<u>YTD</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue						
Maint Fees - Current Year	\$ 15,164	\$ 15,164	\$ -	\$ 151,640	\$ 151,640	\$ -
Clubhouse Rentals	50	150	(100)	575	750	(175)
Interest Income	55	55	(0)	1,022	580	442
Pool & Tennis Receipts	389	-	389	2,931	2,000	931
Security Receipts	15,911	15,911	-	159,096	159,110	(14)
Transfer Fees	660	400	260	6,550	4,400	2,150
Miscellaneous Income	609	300	309	7,248	4,600	2,648
Total Revenue	32,838	31,980	858	329,062	323,080	5,982
Expenses						
Clubhouse Contract	500	500	-	5,000	5,000	-
Grounds Contract	938	1,225	287	9,794	10,550	756
Pool Contract	756	750	(6)	32,000	33,500	1,500
Security Contract	15,988	15,911	(77)	156,228	159,110	2,882
Clubhouse / Grounds Repair	223	600	377	4,773	5,200	427
Exterminating - Mosquitos	600	500	(100)	3,750	2,850	(900)
Pool Repairs & Supplies	-	400	400	2,488	5,500	3,012
Tennis Court Repairs	-	125	125	237	1,100	863
Accounting Fees	1,120	1,166	46	11,890	11,666	(224)
Auditing Fees	-	-	-	-	-	-
Bank Fees	-	5	5	11	50	39
Legal Fees	-	1,000	1,000	(1,717)	10,000	11,717
Insurance	-	-	-	8,185	8,300	115
Street Lighting	2,908	3,000	92	30,346	31,000	654
Other Electric	1,043	1,100	57	9,791	10,100	309
Gas	24	35	11	363	330	(33)
Water & Sewer	103	400	297	1,468	3,600	2,132
Telephone	39	42	3	364	420	56
Taxes	-	-	-	-	-	-
Bad Debts	-	-	-	-	-	-
Newsletter	-	333	333	3,044	3,333	289
Office & Miscellaneous	57	325	268	5,852	4,950	(902)
Major Repairs	1,158	1,158	(0)	11,583	11,583	(0)
Depreciation	-	-	-	-	-	-
Total Expenses	25,459	28,575	3,116	295,450	318,142	22,692
Net Ordinary Income (Loss)	\$ 7,379	\$ 3,405	\$ 3,974	\$ 33,612	\$ 4,938	\$ 28,674
Net Other Income/Expense	-	-	-	-	-	-
Net Income	\$ 7,379	\$ 3,405	\$ 3,974	\$ 33,612	\$ 4,938	\$ 28,674



Jan Kopfler

26 – Year Oak Creek Resident

Top 25 Agents by H.B.J., 2009-2011

Million Dollar Producer

International Presidents Elite

Cell: **713.825.1247**

Office: **281.378.1800**

jkopfler@cbunited.com



*Wishing all my Friends and
Neighbors a Prosperous, Happy
and Healthy New Year!*



*Your friendship is important to me.
Your business is appreciated.*

*Call me...I know the market...
I Can Get the Job Done!*

Serving all of your
real estate needs
with Trust and Integrity.



We Support Our Troops

Servicing All Makes & Models

SALES • SERVICE • PARTS

INSTALLATION • WATER HEATERS



Manufacturer's Suggested Annual Maintenance

Family Owned & Operated

Free Estimates On Replacements

10 Year Parts & Labor

Warranty Available

24 Hour Emergency Service

Never An Overtime Charge



AIR CONDITIONING & HEATING

Residential & Commercial

**BOOK YOUR SERVICE
CALL ONLINE, ANYTIME**

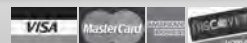
www.airofhoustonservices.com

713-529-3020 281-890-0990

281-370-4999 281-446-7511 281-492-7744

281-438-3383 281-350-9392

**Financing Specials
Available**



Insured & Licensed
Lic.#TACLB014135E

\$49⁹⁵

**21 Point
A/C Check-Up**

Add'l Units \$44.95 per unit

With Coupon. Not valid Sundays, Holidays,
after hours, or with any other
offer or coupon.
Exp 02/28/2015

\$225⁰⁰ OFF

**Purchase & Installation
of a Complete System**

Coupon must be presented at time of service.
Not valid with any other
offer or coupon.
Exp 02/28/2015

\$100⁰⁰ OFF

**Purchase & Installation
of Any Equipment**

With Coupon. Not valid Sundays, Holidays,
after hours, or with any other
offer or coupon.
Exp 02/28/2015

\$65⁰⁰ OFF

**Any
Repair
Over \$300 | Water
Heater
Installation**

With Coupon. Not valid Sundays, Holidays,
after hours, or with any other
offer or coupon.
Exp 02/28/2015

Are you Missing the **Mark** with
your Advertising?

Are you even **Targeting**
the Right Customers?

Neighborhood Newsletters are
affordable and
They Get Read!



We publish neighborhood newsletters that reach thousands of Spring area residents monthly, let us help you get you get back in business.

281-755-1959
ask for Diana

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 MeriLouLy@sbcglobal.net.
It's your paper – make it your own!



Louetta Foot and Ankle Specialists, P.A.

Leading-edge podiatric solutions since 1988.

281-370-0648 in Spring

8681 Louetta Road, Ste. 150

281-351-5599 in Tomball

13414 Medical Complex Dr., Ste. 11

www.LouettaFootAndAnkle.com

***Have a truly hygienic
pedicure in our luxury spa!***



Bunions

A bunion is a bony protrusion at the sides of the big toe joint. A Tailor's bunion is a bump on the other side of the foot at the little toe joint. They both progressively get worse with time. Using state of the art techniques, our doctors can safely and gently correct your bunions and get you back on your feet.



Dr. Michelle Stern, DPM

Dr. Brad Bachmann, DPM

Dr. Amy Walsh, DPM



FREE* Initial Consultation

*X-rays and treatment not included.

Inclusive only of co-payment for
HMO, PPO and Medicare patients.

DISCLAIMER:

Articles, cartoons and website addresses in this publication express the opinions of their authors and do not necessarily reflect the opinions of Diana Baskett or her employees. Diana Baskett is not responsible for the accuracy of any facts stated in articles, cartoons and website addresses submitted by others. The publisher also assumes no responsibility for advertising content within this publication. All warranties and

representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser. The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising. Although every effort is taken to avoid mistakes and/or misprints in this publication, the publisher assumes no responsibility for any errors of

information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction. Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to the liabilities stated above.



6211 Hickorycrest
Spring, TX 77389
281/755-1959

PRSR STD
U.S. Postage
PAID
Direct Mail
Station



Beauty Essentials
Salon • MedSpa
Nails • Facials • Hair
Waxing • Make Up • Massage

281-353-3000
701 Spring Cypress
www.Beauty-Essentials.net

****New Year...New You Skincare Package****

Start the year off with the skin you have always deserved!

**Purchase 2 Facials or Peels and get the
3rd session FREE!**

Facials can reinvigorate dry, dull winter skin while reducing the appearance of wrinkles and addressing skin concerns, such as acne scars and uneven skin texture.
(Not for facial club members)

****Winter Renewal Makeover****

If you are ready to relax and renew after the busy holiday season...this is the ultimate package for you!

Take time to unwind with our customized facial, which always includes a hand and foot massage, with a complementary eye mask and paraffin hand treatment, and finished off with an eyebrow shape, wax and tint!

Was - \$100...Now - \$75

*Happy New Year...
Happy New You!*

*There's no better resolution than a
beautiful new complexion!*

New Year's Beauty Resolutions...

Join our facial club....

Commit to one year, take up to 10 years off your face!

Commit to a weekly hair mask...

The mask is a must between touchups, keeping hair vibrant.

Exfoliate exfoliate exfoliate...

Erase damaged skin and blemish marks for good with an exfoliate like glycolic, lactic or salicylic acid, which helps dissolve dead cells on the skin.

Grow out hair with strategic highlights....

By using foils, glazes, and Balayage on random strands! Dark locks need dimension and shine.

Max out on moisture...

Whether you're 20, 40 or beyond never underestimate the power of a good moisturizer. Long-term dryness can lead to premature aging.

Commit to a monthly Mani-Pedi....

Our 90 minute treatment monthly includes paraffin and is \$40.



Dr. Liz McRae

**Dr. McRae will be at Beauty
Essentials on JAN. 17th**

from 1 to 5PM

*Call to book your appointment
today!*

SPECIALS

**Buy a Shampoo & Conditioner
and Receive a FREE HAIR SPRAY!**

**\$15 OFF Design Haircut & Style
OR**

\$15 OFF Hair Color Service

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