



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

OCV PRESIDENT'S LETTER

With the ending of the old year and the beginning of the new one, it gives me the opportunity to reflect on the past year. As a whole there has been remarkable improvement in the overall appearance of our community. This has been accomplished by the volunteers on our board, special committees and the individual residents.

Our residents have made improvement to their homes by repairs, remodeling and continued up keep/maintenance to their yards. On my street alone two new residents have moved in to quintessential eye sores and completely turn them around. This not only greatly improved the appearance of the individual homes, but the street and the whole neighborhood. This has happen throughout our community.

This did not happen overnight, in fact in the previously mentioned homes it was well over a decade. Slowly but surely we are turning the tide back to where this neighborhood was considered one of the premier and desired places to live. This is due to you the residents of Oak Creek Village.

As some of you know I am a NORF (Navy Old Retired Far), in the fleet when someone/unit/ship did an excellent job on a difficult task, the senior commanding office would fly the pennants bravo, zulu as acknowledgement of the their performance. So to the Oak Creek Village residents I say **BRAVO ZULU** FOR A JOB WELL DONE.

On a different note, one of our residents suffered a tragedy at the end of the year. Their house had a major fire. Our thoughts and prayers go out to them. I implore our resident to be careful with space heater, fire-works and to keep the roofs clears of pine straw which can act as tinder in a fire.

On a final note (especially to our new residents) if you want to get involved in our community please do so by coming to our monthly meeting and reviewing opportunities to help the neighborhood. Since my first call for involvement many have step up to the plate.

THANK YOU

~Anthony J. Salinas (A.J.)



Air of Houston

281-890-0990 • See Ad Page 7

America's Best Electric Company

713-306-0859 • See Ad on Back Cover

Gossett Heating & Air Conditioning

281-353-9595 • See Ad Page 4

Jan Kopfler, Coldwell Banker

713-825-1247 • See Ad Page 7

L.B. Reid, Neighborhood Handiman

281-580-5060 • See Ad on Back Cover

Rehan Merchant Consulting

281-546-6679 • See Ad Page 4

Spring Klein Electrical

281-370-6347 • See Ad Page 3

www.OakCreekVillage.org



How To Reach Us...

TXMGMT

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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

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

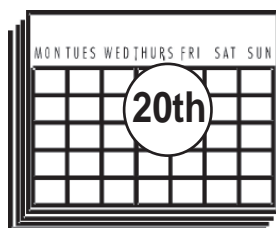
Newsletter



The deadline for the February issue is January 20th, 2017

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

Sharon Kuester via email at **Granny.S@att.net** or **15111 Parkville Drive**, 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*	18	B+H+P	281/455-7397
Estefhany Chavarria	18	B+H+P	832/818-8671

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 ~

JANUARY 10, 2017

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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Spring, TX 77379

springkleinelectrical.com

OAK CREEK VILLAGE COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

Hope everyone had a wonderful and safe holiday season. With a new year starting we are asking our residents who have not filled out the directory information to please take the time to fill it out and return it to the address on the form or put in the box on my front porch. My address is 15226 Parkville Drive. This form is on the back page of this newsletter. We are striving to have our new 2017 OCV Directory printed and out to our neighbors by February. With the help of each of our residents we feel this can be accomplished. Thanks to those who have already provided their information to us.

We will start up aggressively in January canvassing the village to check that our residents are doing their part in abiding by the deed restrictions. Our committee members now have new magnetic signs, **Neighborhood Watch and Deed Restriction Committee**, to put on their cars while they drive through the neighborhood so residents are aware who we are and why we are driving slowly and visiting with neighbors who have deed restriction violations to be addressed.

Lots of our residents are sprucing up their homes. All the improvements that have or are being made make the neighborhood look so attractive and you all should be very proud of your efforts. Once again we want to remind our residents who are planning to make improvements to the outside front or side of their homes to get approval from the architectural director and/or the deed restriction director before proceeding with these improvements. Paint samples are to be approved as well.

We are in discussion with the committee who has worked diligently on plans for our new entrances. We hope to get this project underway the first of the year. I want to thank resident Marilyn Bogle for all the time she has dedicated to this project.

We previously have posted on our message board that **only** Oak Creek Village residents have the privilege of using our park, tennis courts, pool, and clubhouse. These amenities are some of the many reasons residents choose to live here and we want this area for our use only. Residents may, of course, invite guests. We will post this message periodically throughout the year.

We are hearing a lot lately about speeding in the subdivision. I personally have witnessed several cars driving down Parkville at a high rate of speed. If anyone who sees a speeder could please write a description of the vehicle and, if possible, the license number, this information can be shared with the Sheriff's department so they can look out for these drivers and ticket them. We need to make people aware that we are diligent in keeping our streets safe, especially because we have children walking to and from school.

Again, please fill out the OCV Directory form and return to me as soon as you can. Thank you.

Lou Bernard, Deed Restrictions Director



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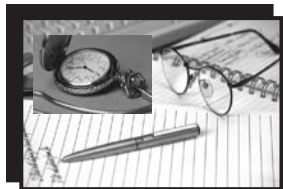
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OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DECEMBER 13, 2016

The meeting was called to order at approximately 7:45 by President AJ Salinas. Directors present were AJ, Elizabeth Davis, Lloyd Bratton, Lou Bernard, and Sharon Kuester. Residents present were Penny Johnson, Marilyn Bogle, Ed and Christi Gutierrez, Donald Burroughs, Kathleen Phillips, Kamrun Smith, Stacia Smith, Kimaria Sanders, and Kimberly Williams Boyd.

The minutes were read and approved with the addition that Christi Gutierrez also signed the confidentiality agreement. Lloyd Bratton presented the Security report, warning that it is kids who are breaking into cars, and that the deputies are especially watching for people soliciting and for cars driving through to avoid the light at Stuebner-Airline. His report was approved after some discussion of speeders and the inherent danger to small children walking to and from school as there are no sidewalks.

Discussing Recreation issues, Elizabeth reported that the turnout for Breakfast with Santa was disappointingly low, perhaps because of the weather. There is also an issue with one of the pool pumps turning itself off. Aqua Rec will be fixing it.

Next, Lou presented her report on Deed Restrictions, commenting that she will be resuming drive-throughs after the holidays, and that the large number of improvements being made to homes is encouraging and positively awesome. Her report was duly approved.

After some discussion about the flooding problem on Gladebrook and discussion on the deteriorating condition of the roads, the meeting was adjourned.

Going into executive session the Board discussed matters pertaining to J&S Trash Service, our accounting firm, and the proposed monument and entrance wall improvements. The Board also approved a motion pertaining to our coverage by the sheriff's department.

The meeting adjourned at approximately 9:45.

Respectfully submitted,
Sharon Kuester, Secretary

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Oak Creek Village Security Stats ~ NOVEMBER 2016

**Harris County
Sheriff's Office Patrol Bureau**

TYPE OF ACTIVITY	D. Harden	M. Malloy	C. Sturghill	Others	Monthly Total
Accident/FSGI	1	0	0	0	1
Accident/Minor	0	0	0	1	1
Alarm Local	1	0	2	5	8
Alarm/Rep. Site	0	0	0	1	1
Alarm/Sil/Pan/HU	0	0	0	2	2
Burglary/Motveh	2	0	0	0	2
Check Business	1	0	0	0	1
Check Park	14	0	0	1	15
Contract Check	159	23	144	7	333
Criminal Mischief	0	1	0	0	1
Dist./Loud Noise	0	0	1	0	1
Dist./Other	1	0	0	0	1
Domestic/Prevent	0	0	1	0	1
Follow Up	10	1	0	0	11
Fraudulent Use ID	1	0	0	0	1
In Progress	0	0	1	0	1
Incident Report	1	0	0	0	1
Information Call	6	0	0	0	6
Meet the Citizen	9	11	0	0	20
Meet the Officer	0	0	0	1	1
Neighborhood Chk	2	0	0	4	6
Stranded MV	0	0	0	1	1
Suspicious Person	3	10	0	0	13
Theft/Other	0	1	0	0	1
Traffic Initiative	6	27	0	0	33
Traffic Stop	0	3	0	0	3
Vacation Watch	4	0	0	0	4
Vehicle Suspicious	1	0	0	1	2
Welfare Check	0	1	0	0	1
Total	222	78	149	24	473



OAK CREEK VILLAGE

COMMUNITY ASSOCIATION TREASURER'S REPORT



DECEMBER 13, 2016

Balance Sheet

The October 31, 2016 balance sheet shows \$554,151 in the bank.

Statement of Revenue & Expense

For October 2016, revenue was below budget by (\$1,168) primarily due to lower than planned transfer fee and misc. revenue. Expenses were higher than budget by (\$6,662) was mainly due to timing of the payment of legal and street lighting bills.

Transaction report

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

Additional Notes:

Our 2017 Maintenance Fee of \$297 was approved at the last meeting and was mailed out in the next week or so and will be due next month.

Our 2017 Security Fee being collected on the water bill in the amount of \$29.25 was approved at the last meeting and will be sent to Bammel UD for the March bill as April is when the annual contract for Security renews.

OCV Community Association, Inc. Balance Sheet As of October 31, 2016		OCV Community Association, Inc. Profit & Loss Budget vs. Actual January through October 2016			
ASSETS					
Current Assets					
Checking/Savings					
105 - Trustmark Checking	49,578.65				
106 - Trustmark Money Market	254,552.28				
110 - Bank of Texas Money Market	25,020.37				
Total Checking/Savings	329,151.30				
Accounts Receivable					
NSF / Returned Checks	50.00				
11000 - Accounts Receivable					
2012 & Prior Assessments	58,955.46				
2013 Assessments	15,049.32				
2014 Assessments	14,512.46				
2015 Assessments	19,501.93				
2016 Assessments	38,582.79				
Force Mows	868.40				
11000 - Accounts Receivable - Other	4,211.65				
Total 11000 - Accounts Receivable	151,682.01				
Total Accounts Receivable	151,732.01				
Other Current Assets					
120 - CD's	225,000.00				
126 - Security Receipts Receivable	1,845.81				
128 - Allowance for Bad Debts	-89,516.81				
Total Other Current Assets	137,329.00				
Total Current Assets	618,212.31				
Fixed Assets					
160 - Land	34,365.00				
170 - Improvements & Equipment	446,674.23				
180 - Accumulated Depreciation	-279,689.98				
Total Fixed Assets	201,349.25				
TOTAL ASSETS	819,561.56				
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable					
200 - *Accounts Payable	18,350.03				
Total Accounts Payable	18,350.03				
Other Current Liabilities					
214 - Prepaid Fees	364.71				
222 - Deferred Revenue	32,064.00				
225 - Accrued Income Taxes	-2,215.92				
230 - Reserve for Pipeline Damages	131,906.00				
Total Other Current Liabilities	162,118.79				
Total Current Liabilities	180,468.82				
Total Liabilities	180,468.82				
Equity					
270 - Fixed Asset Fund - Net	190,270.34				
280 - Maintenance Fund	287,037.04				
290 - Major Repair Fund	164,310.82				
3900 - Retained Earnings	14,021.40				
Net Income	-16,546.86				
Total Equity	639,092.74				
TOTAL LIABILITIES & EQUITY	819,561.56				
		Jan - Oct 16	Budget	\$ Over Budget	
Ordinary Income/Expense					
Income					
328 - Maint. Fees - 2016	160,320.00	160,560.00	-240.00		
330 - Clubhouse Rentals	300.00	833.33	-533.33		
340 - Interest Income	534.26	833.33	-299.07		
350 - Pool & Tennis Receipts	2,634.00	1,666.67	967.33		
352 - Assessment Interest	-14.32	0.00	-14.32		
355 - Security Receipts	170,500.00	170,500.00	0.00		
360 - Transfer Fees	250.00	5,000.00	-4,750.00		
399 - Miscellaneous Income	0.00	4,166.67	-4,166.67		
Total Income	334,523.94	343,560.00	-9,036.06		
Gross Profit	334,523.94	343,560.00	-9,036.06		
Expense					
410 - Clubhouse Contract	6,050.00	5,000.00	1,050.00		
420 - Grounds Maint. Contract	9,730.82	10,416.67	-685.85		
430 - Swimming Pool Contract	52,331.52	29,166.67	23,164.85		
440 - Security Contract	169,794.00	167,875.00	1,919.00		
450 - Clubhouse / Grounds Repair	1,537.51	5,000.00	-3,462.49		
455 - Exterminating - Mosquitos	4,160.00	3,333.33	826.67		
460 - Pool Repairs & Supplies	22,014.32	5,000.00	17,014.32		
470 - Tennis Court Repairs	648.00	1,000.00	-352.00		
475 - Playground Maintenance	45.42	0.00	45.42		
480 - Accounting Fees	9,200.00	11,500.00	-2,300.00		
485 - Property Management Consultant	2,800.00	500.00	2,300.00		
490 - Auditing Fees	1,310.00	8,000.00	-6,690.00		
500 - Bank Fees	8.00	50.00	-42.00		
510 - Legal Fees	3,409.00	10,000.00	-6,591.00		
520 - Insurance	8,805.00	8,500.00	305.00		
530 - Street Lighting	33,329.41	30,833.33	2,496.08		
540 - Other Electric	5,488.09	10,000.00	-4,511.91		
550 - Gas	458.94	416.67	42.27		
560 - Water & Sewer	7.35	2,500.00	-2,492.65		
570 - Telephone	368.66	416.67	-48.01		
580 - Taxes	0.00	25.00	-25.00		
590 - Bad Debt Expense	526.22	3,861.67	-3,335.45		
600 - Newsletter Expenses	3,096.42	3,500.00	-403.58		
620 - Office & Misc. Expenses	1,818.82	5,500.00	-3,681.18		
621 - Website	2,550.00	600.00	1,950.00		
690 - Major Repairs	11,583.30	12,083.33	-500.03		
695 - Depreciation	0.00	6,666.67	-6,666.67		
Total Expense	351,070.80	341,745.01	9,325.79		
Net Ordinary Income	-16,546.86	1,814.99	-18,361.85		
Net Income	-16,546.86	1,814.99	-18,361.85		



Jan Kopfler

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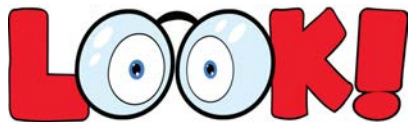
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RESIDENTS' INFORMATION FOR NEW AND UPDATED OCV DIRECTORY

NAMES: _____

ADDRESS: _____

PHONE NO: Home: _____ ** Cell: _____ **

****Denote if you want any of these numbers unlisted.**

HOMEOWNER: Yes: _____ RENTER/LESSEE: Yes: _____

PLEASE PROVIDE THE NAME, ADDRESS AND PHONE NUMBER OF HOMEOWNER THAT YOU ARE RENTING AND/OR LEASING FROM:

NAME: _____

ADDRESS: _____

PHONE NO: _____

Are you interested in volunteering for the Block Captain Position available for your street section? Yes: _____ No: _____

Thank you! Please return this form to:

Louella Bernard

P.O. Box 680686

Houston, Texas 77268

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