



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



## *Oak Creek Village* 2014 Resident Directory

The Oak Creek Village Community Association, Inc. is planning to issue a new resident directory of Oak Creek Village residents, as their last one is badly out of date. They need to sell advertising to help defray the costs, so if you would like to advertise (or have suggestions for local businesses who might be interested) please let our publisher know about them. Please help us with your business references and suggestions. Our directory reaches more than 700 homes and is exclusively for Oak Creek Village residents.

*For questions or reservations please contact:*

**Diana Baskett**

**281/755-1959**

**Di@DianaBaskett.com**

## **Annual Meeting and Election ~ Notice ~**

The Annual Meeting and Election of your Oak Creek Village Community Association, Inc. Board of Directors will be April 17th, 2014.



We need some interested homeowners to throw their hats in the ring for three open positions we have coming available. If you live in Oak Creek Village and would like to volunteer some of your time to the Board of Directors, please contact current Board president **Sharon Kuester** at **281-444-1532** before March 20th to get your name added to the ballot.

*"The best way to find yourself is to lose yourself in the service of others." ~ Mahatma Gandhi*



## ***Thank You Newsletter Supporters!***

The Oak Creek Village newsletter reaches **659 homes** in the OCV subdivision every month. This publication is created, printed and mailed to all of our homes thanks to the local businesses that advertise, please show your appreciation by utilizing these businesses whenever possible. We have included a listing of our advertisers on **page 11** for easy access, please cut this out and place it on your fridge so the next time you need a service you can count on calling a **local** business, who likely has **references in your neighborhood**. Don't forget to tell them you saw them in the newsletter!



## 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* ..... 832/283-2541  
OCV Accountant, *Nelson Jones* ..... 281/351-2010  
Newsletter Editor, *Meri Lou Fry* ..... 281/440-8915  
3903 Midforest Dr. (box on doorstep)  
MeriLouLy@sbcglobal.net  
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](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, *Meri Lou Fry* ..... 281/440-8915  
1st Vice President, *Stella Franklin* ..... 281/440-7657  
Program  
2nd Vice President, *Carol Barziza* ..... 281/444-8957  
Yearbook-Historian  
Secretary, *Gene Rasmussen* ..... 281/440-1249  
Treasurer, *Kathy Colbert* ..... 281/583-0652

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

# Oak Creek Village

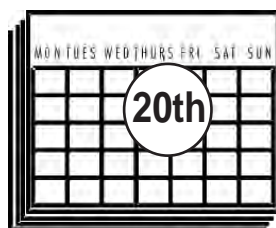
## Newsletter



**The deadline for the April  
issue is March 20th, 2014**

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

**Meri Lou Fry** via email at  
**MeriLouLy@sbcglobal.net**  
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 neigh-  
borhood and have references from your neighbors!

NAME	AGE	SERVICE(S)	PHONE
Dominique Boulay	15	B+H+P	281/455-7397
Estefhany Chavarria	15	B+H+P	832/818-8671
Paula Lamas	18	B+H+P	832/801-6384
Kaitlyn Linehan	16	B+H+P	281/836-5028
Kayla McMillan	16	B+P+H	832/799-3470
Cameron Owens	15	B+H+P+PW+Y	281/746-1118
Crescendo Robinson	14	B+H+P	281/706-6009
Cameron Smith	18	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:**

**March 11th, 2014 ~ 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

**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,

You've probably had it up to here with elections by now, but I'm here to tell you you've got another one coming up, and this is one in which you can really make a difference. The annual election of your Board of Directors is coming up April 17th, and while that is still a month away, if you want to run, you need to let me know before the 20th. There are three positions open this year.

In other news, come by the clubhouse, and see our new chairs. You might want to come the evening of March 11th and stay for the Board meeting. I still haven't seen anything from the pipeline people, except some stakes. I wish they'd hurry up and get it over with.

People, please get out and take care of the mess the freezes have done to our yards. I'm also seeing lots of pine needles on roofs. You know these can shorten the life of your roof. If you can't find anyone willing to climb up there, call me. I might can find someone. Let's get OCV looking nice again!

See you around the neighborhood,

*Sharon Kuester, prez*



## SPRING KLEIN ELECTRICAL SERVICES INC.

- New and Old Wiring
- Residential and Commercial

18810 Tomato St.  
Spring, TX 77379

WESLEY SALYERS  
281-370-6347  
FAX: 281-257-2414



## ATTENTION RESIDENTS OF OAK CREEK VILLAGE

**THE SPEED LIMIT  
IN 'ALL' OF OAK  
CREEK VILLAGE  
IS 20 MILES PER  
HOUR! NOT JUST ON YOUR  
STREET!**

**THE STOP SIGNS MEAN 'STOP'!  
NOT JUST SLOW DOWN!**

**DRIVERS PLEASE OBSERVE  
OUR RULES & KEEP OUR  
PEDESTRIANS SAFE!**



## Gossett Heating & Air Conditioning, Inc.



**\*\*Residential Specialist\*\***  
We Service All Makes and Models  
Ask about Instant Rebates  
\*No Interest Financing\*  
Qualify for Federal tax credits

**\$10.00 OFF A/C Check**

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.*



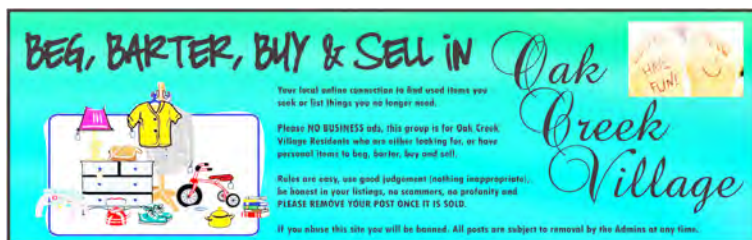
## OAK CREEK VILLAGE GARDEN CLUB TRIP 4TH TUESDAY - MARCH 25, 2014

At 10:00 a.m., members and friends of the OCV Garden Club will assemble at the Oak Creek Clubhouse and carpool to Mercer Arboretum & Botanic Gardens located at 22306 Aldine Westfield, Humble Texas, 77338. Mercer's telephone number is 281-443-8731 and its website is [www.hcp4.net/mercer](http://www.hcp4.net/mercer). There we will visit the beautiful Botanic Gardens. This remarkable facility is another gift from Precinct 4 to its residents. Please log on to Mercer's website to learn of its history and the many things available to visitors.

After our tour, we will head to the Potatoe Patch on FM 1960 for lunch. Maps to Mercer will be available at the OCV clubhouse.

For information call...

**Carol Barziza (our resident expert on Mercer) 281-444-8957**  
or  
**Meri Lou Fry.....281-440-8915 or cell.....281-620-2419**



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/](https://www.facebook.com/groups/576126842451935/)**



## Letter to the Editor

Just wanted all of you to know that I have asked to put my name on the ballot to be a candidate for one of the three positions up for election on the HOA Board.

I have been a resident in the subdivision for forty (40) years. I raised my family here and worked in the Spring ISD school district for about eight years back in 1983 until 1990. About three years ago I, along with other residents, created the RFI group [better known as "Residents for Improvement"]. Over a short period of time our members were able to implement new ideas and create a pay it forward attitude. I hope that with some of these prior accomplishments, along with new ideas, I can help the Village residents increase the value of their homes, work with real estate agents in the area to encourage new homeowners to move into our Village, to implement and make certain that all residents are aware of our deed restrictions and architectural control and help them in any way that I can. To work with all of the other Board members towards these goals. I hope that at anytime a resident has a question or needs assistance that they can count on me along with our Board members. With the support of the residents, I feel certain these can be accomplished. I have always been proud to be a resident of Oak Creek Village and decided that now that I am retired I can dedicate some of my time to continue to make Oak Creek Village a safe and happy place to live. I hope that I can count on your support and vote.

Your neighbor and friend,  
Lou Bernard.  
Thank you.

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**



**Jesse H. Jones  
Park & Nature Center**  
20634 Kenswick Drive  
Humble, Texas 77338  
(281) 446-8588  
[www.hcp4.net/jones](http://www.hcp4.net/jones)

**SECOND SATURDAY SETTLERS: CAST IRON COOKING.**  
**Saturday, March 8, 1-3 p.m.** Volunteers and staff bring the Homestead to life as they demonstrate 19th century open-fire cooking and share tasty samples. All ages.

**STARGAZING. Sat., Mar. 8, 7 p.m.** Enjoy learning about the planets, stars, and other celestial bodies with the help of members of the North Houston Astronomy Club. Participants are encouraged to bring telescopes or binoculars. All ages. Reservations required.

**SPRING BREAKOUT. Mon. - Fri., March 10 - 14.**

\*Reservations required.

Mon.: Frogs. 10 a.m. and Fangs. 1 p.m. All ages.

Tues.: Geocaching. 10 a.m. All ages.

Wed.: Texas Bound. 9-2 p.m. Ages 7-12. \*

Thurs. Jr. Angler. 9 a.m.-2 p.m. Ages 8+. \*

Fri.: Jr. Canoe Training. 9 a.m.-2 p.m. Ages 10-15. \*

**CANOE SPRING CREEK.**

**Sat., March 15, 9 a.m. or Sun., March 16, 2 p.m.**

On Saturday, leisurely paddle downstream to Jones Park. On Sunday, tour Spring Creek on a shorter trip to the San Jacinto River. Ages 16+. Reservations required.

**THINGS THAT FLY. Sat., March 22, 9 a.m. and 10:30 a.m.**

Join staff naturalists to learn about the common local resident and migrant birds, and then discover the fascinating world of insects. Ages 16+.

**TEXAS INVASIVES CITIZEN SCIENTIST TRAINING.**

**Sat., March 29, 9 a.m.-4 p.m.** Learn how to identify, report, and remove local unwanted invasive species. A camera and GPS are helpful, but not required. Ages 16+. Reservations required at: [http://www.texasinvasives.org/invaders/workshop\\_results.php](http://www.texasinvasives.org/invaders/workshop_results.php)

## Take a Walk in the Park Day

**When : Always March 30th**

Don't miss out on "Take a Walk in the Park Day." It is an opportunity for exercise and relaxation. Are you stressed out? A walk in the park is just what the doctor ordered. It's calming and therapeutic. Taken after a busy work day, it helps clear your mind and re-energize you. Or, take the walk during lunch and you will find the afternoon of work goes by quicker and easier.

A walk in the park will likely be the most enjoyable part of your day. However, make sure to do so with a clear mind and with your eyes open. In addition to avoiding a fall, open eyes will allow you to take in the beauty of nature's wonders: flowers, and trees, birds, and wildlife.



## Oak Creek Village Security Stats ~ JANUARY 2014 Harris County

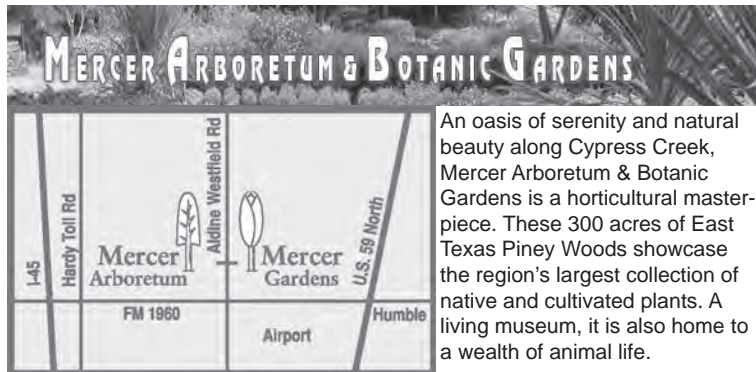
**Sheriff's Office Patrol Bureau**

TYPE OF ACTIVITY	M. Malloy	D. Gilbert	Others	Monthly Total
Accident/FSGI	0	0	1	1
Alarm Local	2	0	2	4
Alarm/Sil/Pan/HU	0	1	4	5
Animal/Humane	0	0	1	1
Check Park	1	0	0	1
Contract Check	14	92	0	106
Disturbance/Family	0	2	2	4
Dist./Loud Noise	0	1	4	5
Disturbance/Other	0	0	2	2
Domestic/Prevent	1	0	1	2
In Progress	1	0	0	1
Meet the Citizen	2	0	5	7
Neighborhood Check	0	6	7	13
Suspicious Person	5	0	0	5
Traffic Initiative	8	0	0	8
Traffic Stop	4	0	0	4
Vacation Watch	2	10	0	12
Vehicle Abandoned	3	0	2	5
Vehicle Suspicious	0	1	1	2
Vehicle Stolen	1	0	0	1
<b>Total</b>	<b>54</b>	<b>113</b>	<b>32</b>	<b>199</b>

## Vacation Watch

To initiate a VACATION WATCH at any time, please call the Sheriff's Department at 713/221-6000. The clerk will complete the information and the data will be forwarded to officers that patrol.





An oasis of serenity and natural beauty along Cypress Creek, Mercer Arboretum & Botanic Gardens is a horticultural masterpiece. These 300 acres of East Texas Piney Woods showcase the region's largest collection of native and cultivated plants. A living museum, it is also home to a wealth of animal life.

### **"Members Only" Plant Sale:**

**Thursday, March 13, 2014**

**VIP Membership: 8 a.m. to 2 p.m.**

**TMS Members: 11 a.m. to 2 p.m.**

### **March Mart Plant Sale:**

**Friday and Saturday, March**

**14 and 15, 2014**

**Friday from**

**8 a.m. to 4 p.m.;**

**Saturday from**

**8 a.m. to 3 p.m.**



March Mart, an annual fundraising event held each March, is sponsored by The Mercer Society, a nonprofit 501(c)(3) volunteer organization. The plant sale proceeds support special projects and educational programs at Mercer.

One of the Texas Gulf Coast area's largest and most anticipated horticultural events, the sale attracts amateurs and experts alike. March Mart features a huge selection, more than 2,000 varieties, of quality plants rarely found at local retail nurseries. Exhibits by local garden clubs and organizations allow gardeners with similar interests to share ideas and information.

This event is conducted by hundreds of volunteers and more than 120 experts will be on hand to answer horticultural and gardening questions. Throughout the year, dozens of volunteers labor to select the plants sold at March Mart, raising many of the plants from seeds, plugs, or cuttings, often from Mercer's own plant collections.



**If you have personal items for sale, please submit your classified ad to Diana Baskett via email to [Di@DianaBaskett.com](mailto:Di@DianaBaskett.com), or deliver them to 6211 Hickorycrest Drive, Spring, Texas 77389.**

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

**Restrictions do apply, call 281/755-1959 for details.**

## **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](mailto:MeriLouLy@sbcglobal.net).

It's your paper – make it your own!

*Mimi's Caring Angels*

**Let us lend you a helping hand.**  
honest,  
dependable,  
responsible

**Need A Vacation Sitter?**

- Daily Baths
- Olde Oaks Resident
- Available for Surrounding Neighborhoods

**Debra Hunter-Shivers** 15214 Ripplewind Lane  
Caregiver, Nurse's Aide, 281-253-0331  
Companion, Private Sitter [dannydebra2342@att.net](mailto:dannydebra2342@att.net)

## **Dan's Automotive**

[www.FixMyCarInSpring.com](http://www.FixMyCarInSpring.com)

FAMILY OWNED & OPERATED



PRONTO 24/24 NATIONWIDE WARRANTY

**281-353-6500**

OPEN MON-FRI 7AM-6PM

19226 KUYKENDAHL ROAD ~ [DANSAUTOMOTIVE1@YAHOO.COM](mailto:DANSAUTOMOTIVE1@YAHOO.COM)

Bring this ad in for \$49.95 4-Wheel Alignment OR  
\$5 Off TX State Inspection (Regular \$39.75, Pass of Fail)





## OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

**FEBRUARY 11, 2014**

The meeting was called to order at 7:37 p.m. by President Sharon Kuester. Members present were Sharon, Ron Halk, Lloyd Bratton, Elizabeth Davis, A. J. Salinas and Jon Whisler. Residents attending were Don Burroughs, Karin Halk, Lou Bernard, Marilyn Bogle and Jon and Jenni Olson.

The minutes of the January 14, 2014 meeting were approved as read.

### REPORTS

#### **Maintenance –**

Written report read and approved.

#### **Security –**

The Sheriff's report was discussed by Lloyd. One burglary was under investigation. It was mostly a quiet month. Report approved.

#### **Recreation –**

Written report read and approved. Elizabeth described and discussed bids and quotes for repair of our pool deck and the addition of a pergola to create an oasis of shade on said deck.

#### **Deed Restrictions –**

AJ reported a number of vehicles parked for long periods of time on our streets. Oral report accepted.

#### **Treasury –**

Written reports read and approved. The board voted to increase transfer fees. A motion was made and carried to approve the 2014 budget.

### OLD BUSINESS

Marilyn Bogle agreed to form a committee which will present designs for new monuments to grace our entrances.

Lou Bernard suggested that OCV have new signs made to advertise our 24 hour security.

There will be 3 positions up for election to the OCV Board of Directors. The election will be held on April 17, 2014.

The meeting was adjourned at 8:45 p.m.

**Respectfully submitted, Meri Lou Fry - Secretary**

## OAK CREEK VILLAGE COMMUNITY ASSOCIATION RECREATION REPORT

**January 14, 2014 through February 11, 2014  
Submitted by Elizabeth Davis**

I have met with 3 companies for quotes on resurfacing the pool deck and 4 companies regarding building an arbor/pergola. I did not receive written quotes from two of the companies about the pergola.

I checked on a reduced price for pool tags based on an order of 1200. They can reduce the price to .72 per from .75 per. No other price reduction is available unless the order reaches 2400.

## OAK CREEK VILLAGE COMMUNITY ASSOCIATION TREASURER'S REPORT

**FEBRUARY 11, 2014**

#### **Balance Sheet**

The December 31st, 2013 balance sheet shows \$717,690 in the bank.

#### **Statement of Revenue & Expense**

For December 2013, revenue was above budget by \$40 primarily due to higher Clubhouse Rental income. Expenses were below budget by \$10,710 with the savings mainly being in the Bad Debts expense line.

#### **Transaction report**

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

#### **Additional Notes:**

Our 2014 Maintenance Fee was mailed out at the end of last month and is due in the amount of \$272. 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 MAINTENANCE REPORT

FEBRUARY 11, 2014

1. Gave up wanting to teach Awl Sewing to local Scout Troops. Enlisted Malcolm's help to buy and replace the old net on Court 1. Also picked up new Tidy Court Baskets, the old ones were shattered and useless.

Ron Halk, Director

*Check out more on the web at:*

**OakCreekVillage.org**

*Stay informed, stay connected.*

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BALANCE SHEET

DECEMBER 31, 2013

ASSETS		
Trustmark - Checking	\$	53,416
Trustmark - Money Market		684,274
Certificates of Deposit		-
Prepaid Expenses		-
Receivables - Current Year		-
Receivables - Prior Years		97,715
Security Receipts Receivable		12,106
Other Receivables		33
Allowance for Bad Debts		(69,743)
Total Current Assets		757,802
Land		34,365
Improvements & Equipment		394,436
Accumulated Depreciation		(264,906)
Total PP&E		163,895
Total Assets	\$	921,697
LIABILITIES & FUND BALANCES		
Accounts Payable	\$	938
Prepaid Maint. Fees		72,221
Deferred Revenue		-
Accrued Income Taxes		107,000
Reserve for Pipeline Damages		135,906
Total Liabilities		316,066
Fixed Asset Fund - Net		163,895
Maintenance Fund		112,966
Major Repair Fund		132,721
Current YTD Net Income		196,049
Total Fund Balances		605,631
Total Liabilities & Fund Balances	\$	921,697

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION STATEMENT OF REVENUE AND EXPENSES

DECEMBER 2013

	Actual	Month Budget	Variance	Actual	YTD Budget	Variance	Prior Mth YTD Actual	Prior Mth YTD Budget
<b>Revenue</b>								
Maint Fees - Current Year	\$ 14,718	\$ 14,718	\$ -	\$ 176,616	\$ 176,616	\$ -	\$ 161,896	\$ 161,898
Clubhouse Rentals	250	50	200	1,335	750	585	1,085	700
Interest Income	135	60	75	746	700	46	611	640
Pool & Tennis Receipts	-	-	-	2,387	400	1,987	2,387	400
Security Receipts	10,833	10,834	(1)	130,000	130,000	(0)	119,167	119,166
Transfer Fees	300	200	100	5,160	3,000	3,160	5,860	2,800
Miscellaneous Income	(34)	300	(334)	5,582	4,800	782	5,616	4,500
Total Revenue	26,202	26,162	40	322,826	316,266	6,560	296,623	290,104
<b>Expenses</b>								
Clubhouse Contract	500	500	-	6,000	6,000	-	5,500	5,500
Grounds Contract	938	975	37	11,688	12,500	812	10,750	11,525
Pool Contract	745	760	15	34,937	33,000	(1,937)	34,192	32,240
Security Contract	10,659	10,800	141	132,304	130,000	(2,304)	121,645	119,200
Clubhouse / Grounds Repair	744	200	(544)	5,542	6,000	458	4,798	5,800
Exterminating - Mosquitos	375	-	(375)	3,074	4,000	926	2,689	4,000
Pool Repairs & Supplies	-	200	200	4,576	6,400	1,824	4,576	6,200
Tennis Court Repairs	-	-	-	548	1,200	652	548	1,200
Accounting Fees	1,085	1,085	-	13,680	13,600	(80)	12,595	12,515
Auditing Fees	-	-	-	7,184	7,000	(184)	7,184	7,000
Bank Fees	12	5	(7)	38	60	22	26	55
Legal Fees	-	667	667	11,217	8,000	(3,217)	11,217	7,333
Insurance	-	-	-	7,910	8,000	90	7,910	8,000
Street Lighting	-	3,000	3,000	32,800	36,600	3,800	32,800	33,600
Other Electric	900	900	(0)	11,054	12,000	946	10,154	11,100
Gas	23	35	12	328	400	72	305	365
Water & Sewer	298	300	2	3,527	4,600	1,073	3,228	4,300
Telephone	36	40	4	435	500	65	399	460
Taxes	-	-	-	14	30	16	14	30
Bad Debts	344	7,831	7,487	344	7,831	7,487	-	-
Newsletter	-	-	-	2,952	3,000	48	2,952	3,000
Office & Miscellaneous	315	200	(115)	5,852	3,900	(1,952)	5,537	3,700
Major Repairs	1,163	1,159	(4)	13,905	13,900	(5)	12,742	12,741
Depreciation	7,308	7,500	192	7,308	7,500	192	-	-
Total Expenses	25,447	36,157	10,710	317,216	326,021	8,805	291,769	289,864
Net Ordinary Income (Loss)	\$ 756	\$ (9,995)	\$ 10,751	\$ 5,610	\$ (9,755)	\$ 15,365	\$ 4,854	\$ 240
<b>Other Income/Expense</b>								
Other Income								
Pipeline Easement Proceeds	-	-	-	317,114	-	317,114	317,114	-
Total Other Income	-	-	-	317,114	-	317,114	317,114	-
Other Expense								
Income Taxes	-	-	-	107,000	-	(107,000)	107,000	-
Legal & Acct'g - Pipeline	-	-	-	19,675	-	(19,675)	19,675	-
Total Other Expense	-	-	-	126,675	-	(126,675)	126,675	-
Net Other Income/Expense	-	-	-	190,439	-	443,789	190,439	-
Net Income	\$ 756	\$ (9,995)	\$ 10,751	\$ 196,049	\$ (9,755)	\$ 459,154	\$ 195,293	\$ 240



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# Oak Creek Village Community Association, Inc.

## 2014 Proposed Budget

HOA Maint. Fee Rate      \$ 264.00    \$ 264.00    \$ 272.00

	2013 <u>Actual</u>	2013 <u>Budget</u>	2014 <u>Budget</u>
<b><u>Revenue</u></b>			
Maint Fees - Current Year	\$ 176,616	\$ 176,616	\$ 181,968
Clubhouse Rentals	1,335	750	1,000
Interest Income	746	700	700
Pool & Tennis Receipts	2,387	400	2,000
Security Receipts	130,000	130,000	190,932
Transfer Fees	6,160	3,000	5,000
Miscellaneous Income	5,582	4,800	5,000
<b>Total Revenue</b>	<b>322,826</b>	<b>316,266</b>	<b>386,600</b>

<b><u>Expenses</u></b>			
Clubhouse Contract	6,000	6,000	6,000
Grounds Contract	11,688	12,500	12,500
Pool Contract	34,937	33,000	35,000
Security Contract	132,304	130,000	190,932
Clubhouse / Grounds Repair	5,542	6,000	6,000
Exterminating - Mosquitos	3,074	4,000	3,600
Pool Repairs & Supplies	4,576	6,400	6,000
Tennis Court Repairs	548	1,200	1,200
Accounting Fees	13,680	13,600	14,000
Auditing Fees	7,184	7,000	-
Bank Fees	38	60	60
Legal Fees	11,217	8,000	12,000
Insurance	7,910	8,000	8,300
Street Lighting	32,800	36,600	37,000
Other Electric	11,054	12,000	12,000
Gas	328	400	400
Water & Sewer	3,527	4,600	4,200
Telephone	435	500	500
Taxes	14	30	30
Bad Debts	344	7,831	8,098
Newsletter	2,952	3,000	4,000
Office & Miscellaneous	5,852	3,900	5,600
Major Repairs	13,905	13,900	13,900
Depreciation	7,308	7,500	7,500
<b>Total Expenses</b>	<b>317,216</b>	<b>326,021</b>	<b>388,820</b>

### 2014 Budget

Per Lot (669)		
2013 <u>Actual</u>	2013 <u>Budget</u>	2014 <u>Budget</u>
\$ 264.00	\$ 264.00	\$ 272.00
2.00	1.12	1.49
1.12	1.05	1.05
3.57	0.60	2.99
194.32	194.32	285.40
9.21	4.48	7.47
8.34	7.17	7.47
<b>482.55</b>	<b>472.74</b>	<b>577.88</b>

Net Income (Loss)      \$ 5,610      (9,755)      (2,220)      8.03      (13.96)      (3.18)