



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

OCV PRESIDENT'S LETTER

I want to say to all residents "Welcome to fall" may it last longer than a week. We had a very productive meeting for October. Those that were there heard and a very informative and positive report from the Bammel Utility District Engineering staff. We are trying to come up with a way to make the information available to all affected owners/residents.

It seems that everyone that has a stake in resolving the problem is on board. This includes the Developer K & B Homes; Bammel Utility District; Oak Creek Village H.O. A. and even the county is involved. I especially want to thank our neighbor Mr. Nickolas Fava, President of the M.U. D. and his staff: Mr. Don Burroughs for their efforts and all the residents of Gladebrook for their patience.

We are making progress with our Finance Sub Committee. I will recommend to the board that Ms. Penny Johnson be allowed to proceed with her duties soon after the signing of the confidentiality agreement. I hope to have substantive, useful management information that will improve our up to date status. We are also discussing methods to better control access to our recreational facilities.

THANKS to all our residents in their efforts to improve the looks of their properties. The place is looking better and I am especially looking forward to the holiday yard decorations.

~Anthony J. Salinas (A.J.)



Talking Trash

Y'all know it's my favorite subject and it's been a while since I've done it, so here goes...

It has recently come to my attention that what we really have is a communication problem. When is the last time you read the rules?

Probably never because you can't find them. But I did! I found them on the website under "News" at the bottom of the page. The type is small and there are a couple of errors, but, basically it's a good place to start, and I'll get it corrected by next month, God willing and the creek don't rise.

Next, it is very confusing to the trash guys when some people insist on taking their back door trash to the curb. The trash guys are not interested in the inside of your kitchen or the junk in your backyard. After a full day on the truck, they don't have the energy to come back and steal your stuff which does not impress them as much as you might think.

In addition, at our recent meeting, I was presented with a list of "no pays." That is the list of people who have not paid their bill in over a month. Two months are in red, three months are in dark red, and beyond that is blue. People, there are at least 150 homes on that list, and there are 667 homes in Oak Creek Village. How can you run a business when 25% of your customers don't pay?

Yes, I know they are not perfect. We have gone over the corner houses problem with all the guys in one place standing there looking at each other, and hopefully, now they get it. The other problem is "staging," and we and their bosses have told them absolutely do not do it. If they do, you can tattle to me.

Again, this is only the beginning. You can call me with complaints, but be sure you are following the rules before you do. But I'll help you out even if you aren't. Stay tuned for more.

• Sharon Kuester, the garbage lady.

www.OakCreekVillage.org



How To Reach Us...

TXMGMT

P.O. Box 9184

The Woodlands, Texas 77387

Service@TXMGMT.com

www.txmgmt.com

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

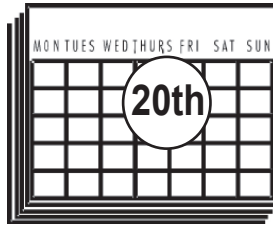
Newsletter



The deadline for the December issue is November 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

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 ~

*****NOVEMBER 15, 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

We would like to thank one of our residents, Lisa Mendell, for taking the time out of her busy schedule to canvass the neighborhood at night, write down the numbers on light poles that are either out or blinking, and call CenterPoint to report the outages. She has been very successful with this project. Thanks to Lisa for being a great neighbor. Speaking of great neighbors, we sure would love to have a neighbor on each street/block volunteer to be a block captain. We used to have these and they are very helpful in gathering and disseminating information. A form is printed in the newsletter for sign up. Once we have a good turnout we will list the duties for the block captain, which are relatively easy and not too time consuming.

Visiting window treatments again, if you have drapes hanging in the windows in the front of your home and they are a color, please hang a white liner behind them to show only the white from the street. We would love to have consistency in the neighborhood. Of course, blinds in natural color or white is great, too. Just remember to make sure they are hung properly and look nice from the street.

As a courtesy to your neighbor, please never throw anything such as trash, over your fence into your neighbor's backyard. This is certainly not acceptable nor neighborly and you would not want them to do the same.

Please, please keep your dogs from barking late at night. Many of us have to get up early in the a.m. to go to work or school and we deserve, as you do, an uninterrupted night's sleep. Thank you. If you are one of those who is annoyed by this, you have the right to call the sheriff's non-emergency number at 713-221-6000 and report a barking dog disturbance. The deputy will come to the residence and report the complaint. You can request that this complaint be anonymous.

In other news, we are in the process of gathering information in order to print a new OCV directory. Attached is a form to fill out with information we need to list in our directory. We need the number of the phone you usually use. If you use both a land line and a cell, you may list both. If you do not want your number listed in the directory, please indicate this, but, there are occasions, such as a fire, when a neighbor or Board member might need to contact you, so, please do list a number.

Let's have a word or two about vacant houses. Please understand that if a house is in foreclosure, we cannot spend HOA money to do anything to improve the appearance of the property, since we will never be reimbursed. If it is for sale, we can go on the property and clean up outside the front of home and driveway and bill the owner. If we are not paid, we will file a lien which will be deducted from the proceeds of the sale of the home once sold. If a home is in foreclosure, most of the time, banks hire management companies to take care of property until out of foreclosure and/or sold. A great deal of the time, these management companies drag their feet in maintaining properties. Their excuse is that they are required to go to the mortgage company to get approval for a bid to have work done on the property and/or to maintain the property i.e. yard, trees, mold, etc. What we don't understand is why they need special permission to do what they are hired to do. If you are a management company, then manage the property! We unfortunately are at their mercy. Believe me we have tried to work with the banks and the management companies and it is by no means rewarding. If you have a vacant home or home for sale or rent near you, please understand we are doing everything we can. It would help if residents would call the phone number listed on the sign or door of the property and complain about the condition of the property. Maybe with enough phone calls, they might do something. In other cases, homeowners lease or rent their property and move out of the area or city, with the philosophy, out of sight out of mind, assuming the management company and/or real estate companies are doing their job. We only wish. Unfortunately when they don't we residents suffer because these properties tend to depress home values. Again, residents could help us out by making calls and letting us know if you see any improvements.

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DECEMBER 3rd, 2016

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OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 11, 2016

The meeting began with Bammel Utility District Board President Nick Fava introducing the Board's engineer, Teague Harris, who distributed information sheets to all present and then spoke and answered questions about the drainage issues with KB Homes.

At 8:35 AJ called the actual meeting to order. Board members present were Sharon Kuester, AJ Salinas, Elizabeth Davis, Lloyd Bratton, Jon Whisler, and Lou Bernard. Residents present were Ed and Christi Gutierrez, Kathleen Phillips, Richard and Elizabeth Bowers, Cindy Cogdell, Daniel Kelly, Tim Harris, Nicholas Fava, Don Burroughs, Rey Loredo, George Arreguin and Leah Jameson. Sharon read the minutes of the September meeting, which were approved, and the Board members presented their reports.

Elizabeth spoke about the successful National Neighbor Night Out, and the plans for the upcoming Fall Festival and Breakfast with Santa. Jon read the Treasurer's report, answered a question or two, and moved to remove Ron Halk as one of the signatories for the bank accounts. The motion was approved. Next, Lloyd presented the Security statistics for the previous month. He noted that we had another quiet month, but the Sheriff's officers would like people to report any problem, even if it has been solved, because it helps law enforcement to see if there is a pattern of any type of criminal activity. He also mentioned that we do not have to have solicitors in the neighborhood. You can put a "no soliciting" sign on your door. If you see any solicitors, you can call the sheriff and he will escort them out of the neighborhood. Lloyd is looking into getting no soliciting signs for the whole village, since Scouts and school kids don't go door to door any more. All the reports were approved.

Lou announced that Lisa Mendel is canvassing the Village looking for street lights out, so, if you know of one, give her a call, and she will report it to Centerpoint. Lou also asked that everyone fill out the questionnaire in the newsletter, and keep your dogs from barking at night, as people get really annoyed when they are trying to sleep. Her report was also approved.

The Board discussed the problem of people parking in the park, waiting for kids after school. Lou will look into the feasibility of a gate. The architectural control committee approved a remodeling and paint project for resident Rey Lorado, who had sat through the whole meeting waiting for his turn, and the meeting adjourned at 9:30 by everyone getting up and talking to their neighbors while heading for the door.

Respectfully submitted,
Sharon Kuester, Secretary.



Oak Creek Village Security Stats ~ SEPTEMBER 2016 Harris County Sheriff's Office Patrol Bureau

TYPE OF ACTIVITY	D. Harden	M. Malloy	C. Sturghill	Others	Monthly Total
Accident/FSGI	0	1	0	0	1
Alarm Local	0	0	0	7	7
Alarm/Sil/Pan/HU	0	0	0	1	1
Check Business	4	0	0	0	4
Check Park	12	3	0	7	22
Contract Check	145	29	219	4	397
Dist./Family	0	0	0	2	2
Dist./Loud Noise	0	0	1	0	1
Domestic/Prevent	1	0	0	1	2
Follow Up	6	0	0	0	6
Information Call	10	0	0	0	10
Meet the Citizen	10	9	0	2	21
Meet the Officer	1	0	0	1	2
MUD Building Check	1	0	0	0	1
Neighborhood Chk	2	0	0	0	2
Open Door/Window	0	0	0	1	1
Runaway	1	0	0	1	2
Sex Offender Verification	0	2	0	0	2
Suspicious Person	0	4	0	3	7
Traffic Initiative	8	40	0	0	48
Traffic Hazard	0	0	0	1	1
Traffic Stop	1	1	1	0	3
Vacation Watch	9	5	3	0	17
Vehicle Abandoned	0	1	0	0	1
Vehicle Suspicious	1	0	0	1	2
Welfare Check	0	0	0	1	1
Total	212	95	224	34	565

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION TREASURER'S REPORT

OCTOBER 11, 2016

Balance Sheet

The August 31, 2016 balance sheet shows \$594,835 in the bank.

Statement of Revenue & Expense

For August 2016, revenue was below budget by (\$685) primarily due to lower than planned transfer fee and misc. revenue. Expenses were higher than budget by (\$14,179) was mainly due to payment to repair the pool filter system.

Transaction report

We had our normal operating expenses in the month of August along with the payment for repairs of the pool filter system.

Additional Notes:

Our 2016 Maintenance Fee of \$288 was approved at the November 2015 meeting and statements were mailed in December 2015 and were due by the end of January 2016 to avoid penalties and interest being added to your account. Please contact our accountant at 832-910-7525 to get your current balance with fees and interest added and then you can mail a check to the following address: OCV Community Association, Inc., P.O. Box 9442, The Woodlands, TX 77387-9442.

OCV Community Association, Inc. Balance Sheet As of August 31, 2016		OCV Community Association, Inc. Profit & Loss Budget vs. Actual January through August 2016			
	Aug 31, 16		Jan - Aug 16	Budget	\$ Over Budget
ASSETS		Ordinary Income/Expense			
Current Assets		Income			
Checking/Savings		328 · Maint. Fees - 2016	128,256.00	128,448.00	-192.00
105 · Trustmark Checking	90,368.20	330 · Clubhouse Rentals	300.00	666.66	-366.66
106 · Trustmark Money Market	254,445.96	340 · Interest Income	427.94	666.66	-238.72
110 · Bank of Texas Money Market	25,020.37	350 · Pool & Tennis Receipts	2,634.00	1,333.34	1,300.66
Total Checking/Savings	369,834.53	352 · Assessment Interest	-14.32	0.00	-14.32
Accounts Receivable		355 · Security Receipts	136,400.00	136,400.00	0.00
NSF / Returned Checks	50.00	360 · Transfer Fees	250.00	4,000.00	-3,750.00
11000 · Accounts Receivable		399 · Miscellaneous Income	0.00	3,333.34	-3,333.34
2012 & Prior Assessments	64,072.32	Total Income	268,253.62	274,848.00	-6,594.38
2013 Assessments	15,626.80	Gross Profit	268,253.62	274,848.00	-6,594.38
2014 Assessments	14,913.02	Expense			
2015 Assessments	20,547.95	410 · Clubhouse Contract	5,050.00	4,000.00	1,050.00
2016 Assessments	40,190.79	420 · Grounds Maint. Contract	7,853.94	8,333.34	-479.40
Force Mows	868.40	430 · Swimming Pool Contract	49,959.71	23,333.34	26,626.37
11000 · Accounts Receivable - Other	4,494.11	440 · Security Contract	135,258.00	134,300.00	958.00
Total 11000 · Accounts Receivable	160,713.39	450 · Clubhouse / Grounds Repair	1,537.51	4,000.00	-2,462.49
Total Accounts Receivable	160,763.39	455 · Exterminating - Mosquitos	3,440.00	2,666.66	773.34
Other Current Assets		460 · Pool Repairs & Supplies	22,014.32	4,000.00	18,014.32
120 · CD's	225,000.00	470 · Tennis Court Repairs	648.00	800.00	-152.00
126 · Security Receipts Receivable	-14,194.43	475 · Playground Maintenance	45.42	0.00	45.42
128 · Allowance for Bad Debts	-89,516.81	480 · Accounting Fees	6,900.00	9,200.00	-2,300.00
Total Other Current Assets	121,288.76	485 · Property Management Consultant	2,700.00	400.00	2,300.00
Total Current Assets	651,886.68	490 · Auditing Fees	0.00	8,000.00	-8,000.00
Fixed Assets		500 · Bank Fees	8.00	40.00	-32.00
160 · Land	34,365.00	510 · Legal Fees	909.00	8,000.00	-7,091.00
170 · Improvements & Equipment	446,674.23	520 · Insurance	3,265.00	8,500.00	-5,235.00
180 · Accumulated Depreciation	-279,689.98	530 · Street Lighting	21,187.46	24,666.66	-3,479.20
Total Fixed Assets	201,349.25	540 · Other Electric	4,298.86	8,000.00	-3,701.34
TOTAL ASSETS	853,235.93	550 · Gas	410.43	333.34	77.09
LIABILITIES & EQUITY		560 · Water & Sewer	-15.65	2,000.00	-2,015.65
Liabilities		570 · Telephone	332.54	333.34	-0.80
Current Liabilities		580 · Taxes	0.00	20.00	-20.00
Accounts Payable		590 · Bad Debt Expense	0.00	3,089.34	-3,089.34
200 · *Accounts Payable	18,423.35	600 · Newsletter Expenses	1,997.26	2,800.00	-802.74
Total Accounts Payable	18,423.35	620 · Office & Misc. Expenses	1,330.53	4,400.00	-3,069.47
Other Current Liabilities		621 · Website	2,550.00	450.00	2,100.00
214 · Prepaid Fees	364.71	690 · Major Repairs	9,266.64	9,666.66	-400.02
222 · Deferred Revenue	64,128.00	695 · Depreciation	0.00	5,333.34	-5,333.34
225 · Accrued Income Taxes	-2,215.92	Total Expense	280,946.77	276,666.02	4,280.75
230 · Reserve for Pipeline Damages	131,906.00	Net Ordinary Income	-12,693.15	-1,818.02	-10,875.13
Total Other Current Liabilities	194,182.79	Net Income	-12,693.15	-1,818.02	-10,875.13
Total Current Liabilities	212,606.14				
Total Liabilities	212,606.14				
Equity					
270 · Fixed Asset Fund - Net	190,270.34				
280 · Maintenance Fund	287,037.04				
290 · Major Repair Fund	161,994.16				
3900 · Retained Earnings	14,021.40				
Net Income	-12,693.15				
Total Equity	640,629.79				
TOTAL LIABILITIES & EQUITY	853,235.93				



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Happy Thanksgiving



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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
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Houston, Texas 77268

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