



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

Annual Meeting and Election ~ Notice ~

The Annual Meeting and Election of your Oak Creek Village Community Association, Inc. Board of Directors will be
Thursday, April 21st
Election (ballots) from 4 p.m. until 8 p.m.
Meeting Starts at 8 p.m.
At the OCV Clubhouse

*There is a **BALLOT ON THE BACK COVER** and there are **THREE** ways to get your vote in...*

1. Fill out your ballot and drop it off at the home of Bill Taylor at 15214 Falling Creek before 4 p.m. on April 21st.
2. Fill out your ballot and mail it to the address already filled in, but please be sure it will arrive prior to April 21st, ballots received after this date will not be counted.
3. Come to the Clubhouse from 4 p.m. until 8 p.m. on April 21st, extra ballots will be available.

If you choose to attend the Annual Meeting on April 21st you will hear the annual reports from each director, learn the election results and have the opportunity to ask questions.



Save the Dates

OAK CREEK VILLAGE FIRST ANNUAL

SPRING FLING

Saturday, April 30th 3 – 6 PM

Pool open 2 – 6 PM

BBQ 3 – 4:30 PM

**JOIN YOUR NEIGHBORS AT OUR
PARK AND POOL FOR FOOD,
GAMES AND FUN!**

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>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>	281/586-0813
Recreation, <i>Elizabeth Davis</i>	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i>	832/217-4522
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
Newsletter Editor, <i>Meri Lou Fry</i>	281/440-8915
3903 Midforest Dr. (box on doorstep)	
loulala313@yahoo.com	
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

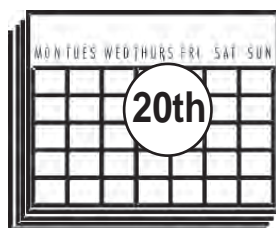
Newsletter



The deadline for the May issue is April 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*	17	B+H+P	281/455-7397
Estefhany Chavarria	17	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

~ ANNUAL Meeting Reminder ~

April 21st, 2016

8:00 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.

PROMPT, RELIABLE SERVICE

DOUGLAS

**COMMERCIAL
RESIDENTIAL**

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**

OCV PRESIDENT'S LETTER

Dear Friends and Neighbors,

Unless you opened this newsletter in the middle, you are aware that we are having our annual election. This is not to copy the rest of the nation. We always have our election of the Board of Directors on the third Thursday of April. You will see from the ballot at the back of the newsletter that there are only three people running for three positions, so why should you bother to vote? It's a done deal, right? No, not right. We must have at least 67 ballots turned in (a quorum) or the election won't count and you won't have a Board at all, until we have another try at it. Soooo, please vote. By reading the instructions on the ballot page, you can see that we make it extremely convenient for you, so show us that you appreciate our hard work in guarding your property values, your safety, and many other things. **Again, PLEASE VOTE.**

You will also see on the ballot page an opportunity to voice your preference in the matter of garbage. Oak Creek Village has always had back door pick-up so that there are not cans and barrels all over the streets on trash days. Also, little old ladies like me don't have to wrestle heavy containers to the curb where they inevitably turn over, spilling their contents. We also have recycling because it is good for the planet, and will be critical to future generations. However, as you can see from the poll info, these things cost extra. (Everything costs extra these days, it seems.) We are considering changing trash services and thought this might be a good time to see what residents think. Each company charges about the same. So, if you would be kind enough to cut the ballot and the poll into two separate pieces and turn them both in, we will give you a gold star for participation and you will feel good about participating in your community affairs.

Thanks, and I'll see you at the meeting.

Sharon Kuester, prez



Master #18209
GC #19360

**SPRING KLEIN
ELECTRICAL SERVICES**

Licensed
& Insured

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

Fax: 281-257-2414

springkleinesi@comcast.net

18810 Tomato

Spring, TX 77379

springkleinelectrical.com

Pool Opening

2016 Pool Passes

Summer will be here soon and it's time to get your pool passes! Please remember, pool passes are for residents of OCV only. Visiting children, grandchildren, siblings, nieces, nephews, cousins and friends are welcome at our pool as your guests, but they do not need passes. The guest fee is just \$1.00.

Please email your request for passes to ocvrecreation@yahoo.com. The following information is needed:

1. Name
2. Address
3. Phone Number
4. Number of people LIVING in the house who would like a pass

Pool passes are \$1.00 each and payment can be left when you pick up your passes.

POOL HOURS

Our pool will open on *weekends beginning May 7!* It's been such a mild winter the water will be wonderful, so come on over for a swim! Our pool also remains open *weekends for the whole month of September!*

Weekend hours:

Saturday 11:00 AM – 8:00 PM

Sundays 12:00 – 7:00 PM



**Pool will open for regular operation
beginning Saturday, June 4th.**

Mondays: Closed

Tuesdays & Thursdays: 12:00 – 8:00 PM

Wednesdays & Fridays: 1:00 – 8:00 PM

Saturdays: 11:00 AM – 8:00 PM

Sundays: 12:00 – 7:00 PM



Pool open Memorial Day, July 4th and
Labor Day 11:00 AM – 8:00 PM.

FEEL THE CUDAS BITE!!

We love to support the OCV Cudas swim team! Please note the dates for home meets. The pool will open immediately following the conclusion of the meets (about 3:00 PM).

Home meet dates: 5/7, 5/21, 6/11 and 6/18 (divisional meet on 6/18, pool will reopen around 4:00 PM)



Garden Club Trip on Tuesday, April 26th

We will visit the famous Liendo Plantation in Hempstead. Our bus leaves the OCV Clubhouse at 8:30 a.m. We will be charged a fee to tour the plantation with a docent's guidance. In case you didn't know it, Liendo is still a working plantation! Come and enjoy. After our tour, we will have lunch at the Classic Events Cafe and Bluebonnet Herb Farm.

Please let our program planners know as soon as you can that you will be visiting Liendo as space will go quickly.

Carol Barziza.....281-444-8957
Anita Cook.....281-440-1093

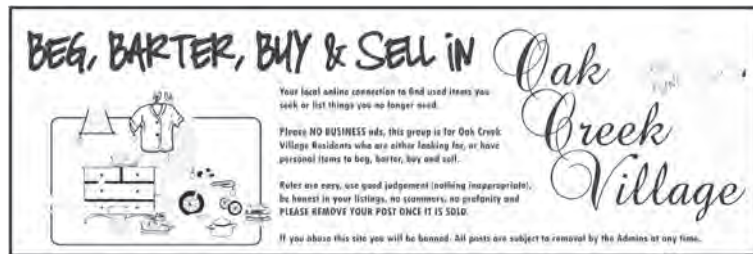


SPRING INTERFAITH DIALOGUE COUNCIL invites you to a dinner dialogue May 5th, 2016 with neighbors of different faiths in a Spring area home where hosts provide an environment for meaningful discussion about faith and how it impacts our lives. The vegetarian dinners are free and open to those interested in interfaith dialogue.

Register by May 1st at our website
www.springinterfaith.org
 or email awatsky@yahoo.com.

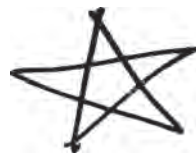
DISCLAIMER:

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.

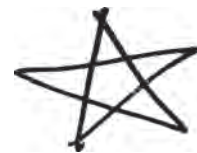


At the time of this printing

we had



150



members added to the Group, and we get more requests to join from your neighbors all the time!

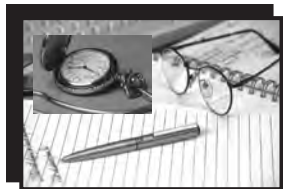
If you are interested in buying or selling personal items to/from your neighbors, please join our new Facebook group "Beg, Barter, Buy & Sell in Oak Creek Village." This is a closed group where residents can post personal items for sale, items that they are seeking to purchase, **LOST AND FOUND PETS** 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/>

Come join us, you never know when you'll see a deal you just can't pass up!





OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

MARCH 9, 2016

Attendees at the meeting were:

Neil Jennings
Marilyn Bogle
Bill Taylor
Tirso Martinez from WCA

Meeting started at 7:30 p.m.

Maintenance report given by Byron Yarborough.

A new lock for the Clubhouse has been installed. There is a code to allow entrance to the Clubhouse that was only shared with the Board, Mr. Fava, and Sam Elliott, who maintains the clubhouse. The bridge on the playground has been repaired. Arrangements are in progress to remove the tree that has fallen on the greenbelt.

Security report was given by Lloyd Bratton.

The person who approached a child on the way home from school has been caught and is in custody. Written report from Harris County Sheriff's Office was submitted and approved.

Recreation report was given by Elizabeth Davis.

A proposal for covering pool chairs was presented and funds were approved to have this work done. Spring Fling, scheduled for April 30th, was discussed and a motion for funds to take care of expenses was approved. Written recreation report was submitted and approved.

The treasurer's report was given by Jon Whisler.

Discussion regarding getting an additional signature on bank account was discussed. Treasurer's written report was submitted and approved.

The architectural control report was given by A. J. Salinas.

A resident requested and was approved for replacing siding with hardy plank. Architectural Control report was approved.

Deed Restriction report was given by Lou Bernard.

Discussion of complaints about dogs running loose. Several notices on homes in violation have been posted. Entrance committee is continuing to work on this project. Written report was submitted and approved.

Mr. Tirso Martinez from WCA (Waste Corporation of America) gave a presentation regarding garbage collection services.

Locally run business. After presentation the Board and residents asked questions and voiced concerns and Mr. Martinez answered. The Board decided to take time to discuss this proposal and get back with WCA in a timely manner. The Board may consider polling our residents regarding back door/curb services and recycle. There will be a small increase in the cost of this service. However, the company is well respected.

President Sharon Kuester discussed the future of the newsletter and the upcoming election. Minutes for the January and February Board meetings were approved.

Meeting adjourned at 9:45 p.m.

OAK CREEK VILLAGE COMMUNITY ASSOCIATION RECREATION REPORT

MARCH 7, 2016 - Submitted by Elizabeth Davis

I have contacted Houston Home and Patio on FM 1960 about recovering our pool chairs. The cost per chair including labor is \$200-\$210 depending on the fabric chosen. We have 6 chairs for a total of \$1200-\$1260. It takes 3-4 weeks for the work to be completed. New chairs run \$500+. The current covers on the chairs have been there since I moved here, so have lasted at least 5 years.

I have spoken to a resident about producing an online newsletter for OCV and recommend the board pursue this option for future newsletters. If money is saved on postage, could this money be transferred to the cost of producing an online newsletter?

Plans are in the works for our first annual Spring Fling on Saturday, April 30th from 3:00-6:00. Plans include a bounce house, obstacle course and food. We are exploring the possibility of including a fundraiser and card games in the clubhouse. We also hope to have the pool open from 2:00 – 6:00 with lifeguard costs covered by the HOA. I would like to request a budget from the board to cover facepainting, balloon artist, prizes and supplies.

The 2016 contract with Aqua-Rec has been signed and submitted.

Pool passes for 2016 and 2017 have been ordered and I am awaiting delivery.

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

"Like Us" on Facebook for Special Discounts

\$10.00 OFF Heat or A/C 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 COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

We have had some great weather so far this year and this would be a great time to start sprucing up your home by repairing rotten boards, shutters, and gutters, removing leaves and pine needles from roofs, removing mold from the front and sides of your home, and sweeping, cleaning, and removing all debris from your driveway. In the next few months, we will be cleaning flower beds and getting ready for a new planting season. Also please keep your backyards and pools cleaned and kept in a healthy condition for yourself and your neighbors.

We are still seeing cars parked on the grass at some residents' homes. **PLEASE, PLEASE DO NOT PARK ANY CARS ON THE GRASS AT YOUR HOME. THIS IS A VIOLATION OF OUR DEED RESTRICTIONS. ALSO, ANY CARS, TRAILERS, AND/OR BOATS THAT ARE NOT IN USE OR BROKEN DOWN ARE TO BE REMOVED FROM DRIVEWAY. ALL TOYS AND ATHLETIC EQUIPMENT ARE TO ALSO BE REMOVED FROM DRIVEWAY WHEN NOT IN USE.**

ANOTHER REMINDER: AT NO TIME IS A RESIDENT TO RUN A BUSINESS FROM THEIR RESIDENCE OR LOT. NO EMPLOYEES ARE TO REPORT FOR WORK FROM YOUR DRIVEWAY.

WE HAVE A 20 MILE PER HOUR SPEED LIMIT IN THE SUBDIVISION. PLEASE HONOR THIS TO PROTECT OUR RESIDENTS AND THEIR CHILDREN WHO MUST WALK IN THE STREET.

Please remember if you plan to repaint your home, it is necessary that you provide the Board at the monthly meeting with a sample of the colors before painting your home. Please bring a sample of the paint colors that have dried on a board so that we can see what it will look like to get an approval.

If there are any homes who have not had their curb numbers repainted please give me a call so I can make arrangements to have this taken care of.

I have received complaints about dogs running loose in the subdivision, approaching residents walking and jumping on them. Even if the dog is friendly, some residents could be injured by a dog jumping on them and knocking them down. Please, please keep your dogs in your yard so they are safe and keep them on a leash when outside of your home. There is a leash law in the area. Make certain your fence and gates are secured.

I would also like to make a suggestion for our residents to get to know their neighbors. You never know when you may need them or they need you and possibly you might make some new friends. Maybe ask for their phone number so if something out of the ordinary is happening at their home while they are gone to work or on vacation, you can contact them. Also, if get to know each other and you might find that you can feel more comfortable chatting with them about small annoyances, i.e. dogs barking; a car parked in front of your house that makes it difficult for those who live across the street to pull out of their driveway; etc. Being a good neighbor you might suggest that if you see packages delivered and your neighbor works during the day with their permission you can remove the package so it is not stolen off their front porch and let them know you are holding it for them; if a pet gets out of their yard you can call them. Little things like this can usually make a difference for everyone in the subdivision. Looking out for one another.

We have had some incidents in the area recently that have raised the suggestion from some of our neighbors about organizing a Neighborhood Watch program in our subdivision primarily for the safety of our children going to and from school. If you are interested, please contact our security director or me so we will know if there is interest in possibly developing this program. If we receive genuine interest, a meeting could be scheduled to get ideas and volunteers for this program. We then could set a date to hold this meeting at the Clubhouse one evening and get the ball rolling.

If you are a new resident, please give me a call 281-444-4663 or email me at lbarnard15@att.net so I can provide you an OCV Directory and a Welcome Packet with information about the area along with a copy of the Deed Restrictions and Amendments.

REMEMBER: TAKING PRIDE IN YOUR HOME WILL PROTECT YOUR INVESTMENT.

**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

**AMERICA'S BEST
ELECTRIC COMPANY**
American Owned Since 1966

Bill Gann
Master Electrician
713-306-0859

wcgann@yahoo.com www.abe-electric.com
24 Hour Service
TECL 18335 MASTER 7966 HMEL 363

OAK CREEK VILLAGE

COMMUNITY ASSOCIATION TREASURER'S REPORT

MARCH 8, 2016

Balance Sheet

The January 31, 2016 balance sheet shows \$658,209 in the bank.

Statement of Revenue & Expense

For January 2016, revenue was below budget by (\$1,233) primarily due to lower Transfer and Misc Revenue. Expenses were lower than budget by \$6,449 was mainly due to savings across all categories.

Transaction report

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

Additional Notes:

Our 2016 Maintenance Fee of \$288 was approved at the November meeting and statements were mailed in December and were due by the end of January 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.

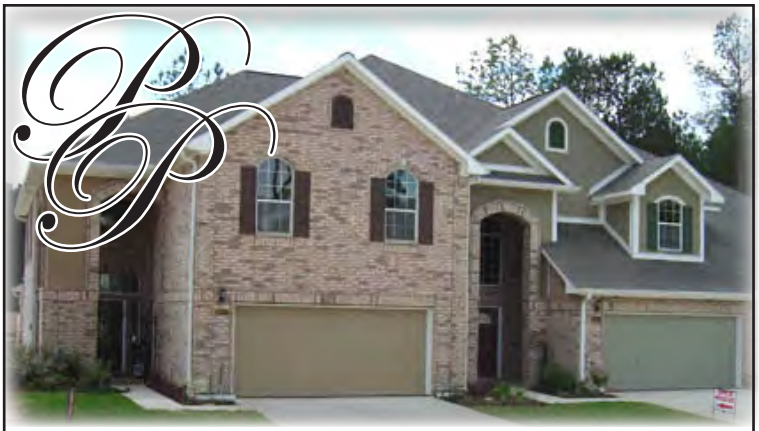
OCV Community Association, Inc. Balance Sheet As of January 31, 2016		OCV Community Association, Inc. Profit & Loss Budget vs. Actual January 2016			
	Jan 31, 16		Jan 16	Budget	\$ Over Budget
ASSETS		Ordinary Income/Expense			
Current Assets		Income			
Checking/Savings		328 - Maint. Fees - 2016	16,032.00	16,056.00	-24.00
105 - Trustmark Checking	154,115.25	330 - Clubhouse Rentals	-50.00	83.33	-133.33
106 - Trustmark Money Market	254,075.06	340 - Interest Income	54.99	83.33	-28.34
110 - Bank of Texas Money Market	25,018.32	350 - Pool & Tennis Receipts	50.00	166.67	-116.67
Total Checking/Savings	433,208.63	352 - Assessment Interest	-14.32	0.00	-14.32
Accounts Receivable		355 - Security Receipts	17,050.00	17,050.00	0.00
11000 - Accounts Receivable		360 - Transfer Fees	0.00	500.00	-500.00
2012 & Prior Assessments	66,072.32	399 - Miscellaneous Income	0.00	416.67	-416.67
2013 Assessments	16,065.09	Total Income	33,122.67	34,356.00	-1,233.33
2014 Assessments	15,343.31	Gross Profit	33,122.67	34,356.00	-1,233.33
2015 Assessments	22,159.65	Expense			
2016 Assessments	66,728.90	410 - Clubhouse Contract	1,000.00	500.00	500.00
Force Mows	278.40	420 - Grounds Maint. Contract	1,876.88	1,041.67	835.21
11000 - Accounts Receivable - Other	4,510.60	430 - Swimming Pool Contract	755.94	2,916.67	-2,160.73
Total 11000 - Accounts Receivable	191,158.27	440 - Security Contract	16,782.00	16,787.50	-5.50
Total Accounts Receivable	191,158.27	450 - Clubhouse / Grounds Repair	0.00	500.00	-500.00
Other Current Assets		455 - Exterminating - Mosquitos	0.00	333.33	-333.33
120 - CD's	225,000.00	460 - Pool Repairs & Supplies	0.00	500.00	-500.00
12000 - Undeposited Funds	288.00	470 - Tennis Court Repairs	0.00	100.00	-100.00
126 - Security Receipts Receivable	-5,264.76	480 - Accounting Fees	1,150.00	1,150.00	0.00
128 - Allowance for Bad Debts	-89,516.81	485 - Property Management Consultant	50.00	50.00	0.00
Total Other Current Assets	130,506.43	500 - Bank Fees	0.00	5.00	-5.00
Total Current Assets	754,873.33	510 - Legal Fees	0.00	1,000.00	-1,000.00
Fixed Assets		530 - Street Lighting	3,013.88	3,083.33	-69.45
160 - Land	34,365.00	540 - Other Electric	0.00	1,000.00	-1,000.00
170 - Improvements & Equipment	446,674.23	550 - Gas	0.00	41.67	-41.67
180 - Accumulated Depreciation	-272,432.12	560 - Water & Sewer	23.00	250.00	-227.00
Total Fixed Assets	208,607.11	570 - Telephone	38.41	41.67	-3.26
TOTAL ASSETS	963,480.44	580 - Taxes	0.00	2.50	-2.50
LIABILITIES & EQUITY		590 - Bad Debt Expense	0.00	386.17	-386.17
Liabilities		600 - Newsletter Expenses	0.00	350.00	-350.00
Current Liabilities		620 - Office & Misc. Expenses	166.60	550.00	-383.40
Accounts Payable		621 - Website	150.00	150.00	0.00
200 - *Accounts Payable	-2,356.47	690 - Major Repairs	1,158.33	1,208.33	-50.00
Total Accounts Payable	-2,356.47	695 - Depreciation	0.00	666.67	-666.67
Other Current Liabilities		Total Expense	26,165.04	32,614.51	-6,449.47
214 - Prepaid Fees	364.71	Net Ordinary Income	6,957.63	1,741.49	5,216.14
222 - Deferred Revenue	176,352.00	Net Income	6,957.63	1,741.49	5,216.14
225 - Accrued Income Taxes	-2,215.92				
230 - Reserve for Pipeline Damages	131,906.00				
Total Other Current Liabilities	306,406.79				
Total Current Liabilities	304,050.32				
Total Liabilities	304,050.32				
Equity					
270 - Fixed Asset Fund - Net	197,526.20				
280 - Maintenance Fund	279,779.18				
290 - Major Repair Fund	153,885.85				
3900 - Retained Earnings	21,279.26				
Net Income	6,957.63				
Total Equity	659,430.12				
TOTAL LIABILITIES & EQUITY	963,480.44				



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

TYPE OF ACTIVITY	D. Harden	M. Malloy	C. Sturghill	Others	Monthly Total
Alarm Local	1	1	0	2	4
Assault/Family	1	0	0	0	1
Check Park	11	1	8	0	20
Check School	1	0	0	0	1
Child Custody Dispute	1	0	0	0	1
Contract Check	143	33	154	7	337
Credit Card Abuse	0	1	0	0	1
Criminal Mischief	1	0	0	0	1
Dist./Family	0	0	0	1	1
Dist./Loud Noise	0	0	0	1	1
Dist./Other	1	0	0	0	1
Follow Up	6	0	0	0	6
Indcny w/Child	0	0	0	1	1
Information Call	15	0	0	0	15
Meet the Citizen	16	4	0	1	21
Meet the Officer	1	0	0	0	1
MUD Building Check	1	0	0	1	2
Open Door/Window	1	0	0	0	1
Suspicious Person	0	8	1	0	9
Theft/Other	0	0	0	1	1
Traffic Initiative	6	27	0	0	33
Traffic Stop	1	3	0	0	4
Vacation Watch	11	0	0	0	11
Vehicle Suspicious	0	2	0	1	3
Welfare Check	1	0	0	1	2
Total	219	80	163	17	479

Check out more on the web at:
OakCreekVillage.org



Ponderosa Park Townhomes

STANDARD FEATURES INCLUDE:

**Designer Entry Door • Granite Countertops
14 SEER HVAC • Modern Kitchen
Energy Saving Fixtures & Appliances
Ample Storage Space • Double Car Garage
Hard floor surfaces in all wet areas
Custom Plans Available**

Model	Description	Address	Stage	Cost
Plan #2049	2 Story 3 Bedrooms 2.5 Baths	2050 Marchwood Manor	Under Construction Available	198,500
Plan #1795	1 Story 3 Bedrooms 2 Baths	2054 Marchwood Manor	Under Construction Available	185,000
Plan #2049	2 Story 3 Bedrooms 2.5 Baths	17210 Hartridge	Under Construction Available	198,500
Plan #1795	1 Story 3 Bedrooms 2 Baths	2060 Hartridge	Under Construction Available	189,500
Plan #1456	1 Story 3 Bedrooms 2 Baths	2026 Que Manor	Starting Soon	159,500

Ponderosa Park is an exclusive GATED TOWN-HOME COMMUNITY located in a wooded section on Sugar Pine Dr. It offers a serene and carefree lifestyle suitable for the most discriminating buyer, yet allows easy access to several shopping centers, medical facilities, recreation facilities & fine schools within the dynamic Cypress Creek Parkway area. The combined aspects of high construction standards, luxury features and a unique design approach place this townhome community in a category of its own.

Sugar Pine Dr.
(North of Cypress Creek Pkwy.)
Houston, TX 77090

*Plan specifications and prices subject to change without notice. Windows vary per elevation. Square Footage and room sizes are approximate.



For Additional Information Call:
832-559-8700 or 281-433-1980





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



Are you ready for the change in the market?

BE SOLD THIS SPRING!

It really is the time to sell!



*No one knows the Neighborhood like a Neighbor!
Spring is Here and Homes are Selling Fast
Let me help you get yours market ready*

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

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

STAY SEASONABLY COMFORTABLE

WITH



AIR CONDITIONING • HEATING

**Residential & Commercial
Servicing All Makes & Models**

- True 24 Hour Emergency Service
- 10 Year Parts & Labor Warranty Available
- Fast, Courteous Service on All Makes & Models
- Annual Preventative Maintenance Contracts
- Family Owned & Operated
- Never An Overtime Charge
- Senior Citizen Discount
- Real Estate Inspections
- Financing W.A.C.



Licensed Insured & Bonded Lic.#TACLB014135E We Support Our Troops!

\$54⁹⁵

A/C or Heat Check

Add'l Units \$49.95 per unit

Not valid Sunday, holidays, after hours.
Not valid with any other offer. Valid only on residential jobs.
Exp 04/30/2016

\$100⁰⁰ OFF

**Purchase & Installation
of any HVAC Equipment**

Not valid Sunday, holidays, after hours.
Not valid with any other offer. Valid only on residential jobs.
Exp 04/30/2016

\$65⁰⁰ OFF

Any Repair Over \$300

Not valid Sunday, holidays, after hours.
Not valid with any other offer. Valid only on residential jobs.
Exp 04/30/2016

\$20⁰⁰ OFF

Diagnosis

Not valid Sunday, holidays, after hours.
Not valid with any other offer. Valid only on residential jobs.
Exp 04/30/2016

BOOK YOUR SERVICE ANYTIME! CALL OR GO ONLINE www.airofhouston.com

281-890-0990 • 281-370-4999 • 281-446-7511 • 281-350-9392

Tape to seal - Do not staple

FOLD HERE

Mailing Address:

Property Address (if different from mailing address):

Stamp

Bill Taylor
15214 Falling Creek Drive
Houston, Texas 77068



6211 Hickorycrest
Spring, TX 77389
281/755-1959

PRSRT STD
U.S. Postage
PAID
Direct Mail
Station

OAK CREEK VILLAGE COMMUNITY ASSOCIATION, INC. 2016 ELECTION BALLOT

I or WE as record (owners) of property or properties in Oak Creek Village hereby cast our written mail-in ballot for the purpose of the Election of Directors to be held at the Annual Meeting of the Members to be held on the 21st day of April 2016, and any continuation or adjournment thereof. I or WE have placed an X in the spaces before the names of the three (3) persons for which my vote or votes are cast:

<u>Vote</u>	<u>Name of Announced Candidate</u>
_____	Byron Yarbrough
_____	Elizabeth Davis
_____	Lou Bernard

I or WE wish to vote for a candidate who is not on the Ballot. I or WE have placed an X in the space before the names of the following persons for which my or our vote(s) are cast for the following write-in candidate(s):

<u>Vote</u>	<u>Name of Write-in Candidate(s)</u>
_____	_____ Typed or printed name of write-in candidate.
_____	_____ Typed or printed name of write-in candidate.



Instructions: The mail-in ballot must be returned by First Class U. S. Mail or hand-delivered and must be addressed as follows:

Bill Taylor • 15214 Falling Creek Drive • Houston, Texas 77068

Your name and the property address must appear on the return address portion of the envelope.
Mail-in ballots received after the date of the Annual Meeting will not be counted.

Please be sure to include your name and property address on the return address portion on the reverse side of this ballot.

Please indicate your preference for garbage service:

Back door pick-up YES _____ NO _____ (cost: \$5.90/month)

Recycle YES _____ NO _____ (cost: \$3.89/month)