

OAK  
CREEK  
VILLAGE

# OAK CREEK VILLAGE

Newsletter

JULY 2016

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

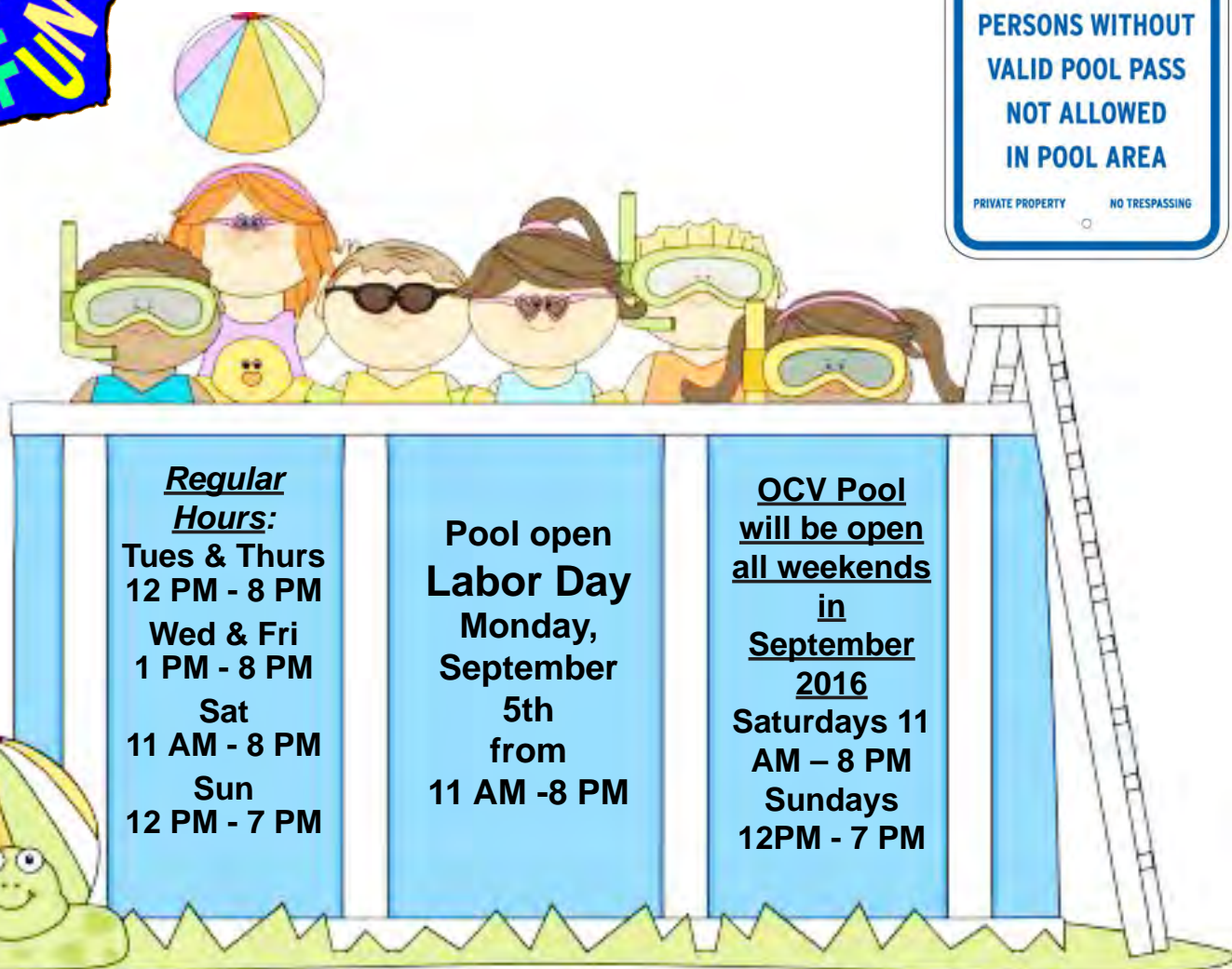


## POOL HOURS

**POOL PASS  
REQUIRED**

PERSONS WITHOUT  
VALID POOL PASS  
NOT ALLOWED  
IN POOL AREA

PRIVATE PROPERTY NO TRESPASSING



**Regular  
Hours:**

Tues & Thurs  
12 PM - 8 PM

Wed & Fri  
1 PM - 8 PM

Sat  
11 AM - 8 PM

Sun  
12 PM - 7 PM

Pool open  
**Labor Day**  
Monday,  
September  
5th  
from  
11 AM - 8 PM

**OCV Pool**  
**will be open**  
**all weekends**  
**in**  
**September**  
**2016**  
Saturdays 11  
AM - 8 PM  
Sundays  
12PM - 7 PM

**[www.OakCreekVillage.org](http://www.OakCreekVillage.org)**



## How To Reach Us...

**TXMGMT**

**P.O. Box 9184**

**The Woodlands, Texas 77387**

**Service@TXMGMT.com**

**[www.txmgmt.com](http://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](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, <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

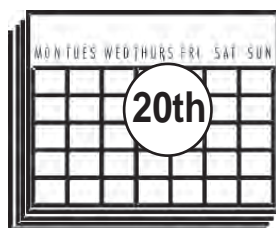
## Newsletter



**The deadline for the August issue is July 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 ~**

**August 9th, 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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**Spring, TX 77379**

**springkleinesi@comcast.net**

**springkleinelectrical.com**

# OCV PRESIDENT'S LETTER

## President's Letter, June, 2016

If I had really written this at the end of May, I probably would have started with "Glub, glub, glub." However, I didn't write this until the end of June because at the end of May I was still waiting for the May newsletter. Stuff happens, so we are having a June-July newsletter.

I remember writing about xeriscaping just a few months ago and now I'm wondering if I should plant a water garden. What climate change? I feel so sorry for the people who got flooded (and burned down)! I understand there were even a few here in Oak Creek. (Not burned down.) I know we survived even Noah's flood, but I worry about what those being born today will have to deal with, and I worry about the poor polar bears losing their habitat and the people who were living on small Pacific islands whose homes are now submerged. In the meantime, I'm enjoying everything being so green and saving on not having to water the grass, except I'm giving the savings to the lawn guy.

Well, I'd wish you a happy Fourth of July, but being a realist, I'll hope you had a fun Fourth and I'll... See you around the neighborhood.

Sharon Kuester, was President, now Secretary

## President's Letter, July, 2016

Dear Friends and Neighbors,

You probably should read the minutes for the July Board meeting before you read this. I've been President for 17 years, and I've learned a lot. If AJ wants to be President, it's fine with me. I only wish that the situation had not been so contentious. We have needed a secretary who is actually a Board member for most of the time I've been on the Board, since Secretary is one of the "officer" positions. I also intend to continue to be information officer, and take the time to redo the website, which is an embarrassment, and to have our official documents retyped, since the only copies we have are so old they are mimeographed (what's that?) and copied so that parts that were highlighted are now almost blacked out. We also need a new directory. As far as the President's letter goes, we'll see. AJ's forte is not writing. There's no reason we can't have a Secretary's letter. Let me know if you care, and I'll...

Still see you around the neighborhood,

Sharon Kuester, Secretary.



## Kemah Boardwalk Fireworks Display Trip for 50+

Friday, July 22nd at 5 p.m.

*departing from*

**Copperfield Church**

**8350 Highway 6 North, Houston 77095**

Kemah Boardwalk is home to fabulous restaurants, amusements, retail shops and carnival games. Stroll through this unique area with water features and fun for all ages! Enjoy dinner on your own at one of the many local eateries. Bring a chair or blanket to enjoy the fireworks show over Galveston Bay, beginning at 9:30 p.m.

For additional information and registration, please call Precinct 4's Senior Adult Program at 281-893-3726.

Transportation is provided for **individuals 50 years and better** through Harris County Precinct 4's Senior Adult Program.

**For information about other events offered by Precinct 4's Senior Adult Program or Fun4Seniors, visit [www.hcp4.net/community/sap/events](http://www.hcp4.net/community/sap/events).**



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# ATTENTION RESIDENTS

Please refer to **Deed Restriction No. 9** which is listed along with all Deed Restrictions at the back of your Directory and on our website [www.OakCreekVillage.org](http://www.OakCreekVillage.org).

Deed Restriction No. 9 states

## “9. STORAGE OF AUTOMOBILES, BOATS, TRAILERS, AND OTHER VEHICLES

No boat trailers, boats, travel trailers, **inoperative automobiles**, campers, or vehicles of any kind are to be semi-permanently or permanently stored in the public street right-of-way or on **driveways**. Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind the fence which encloses the rear of the lot.”

In addition, inoperative automobiles or those with expired registration or inspection parked on the public street right-of-way will be tagged by the Sheriff's office with a warning and, if not moved in a timely manner, will be towed, which is costly.

THANK YOU.

## 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.



## FACT or HOGWASH? by Cheryl Conley, TWRC Wildlife Center

I think we've all heard that one should never touch a baby bird or the mother will not accept it again or may even kill it. This is simply not true. There are many misconceptions about wildlife. Let me help you separate fact from hogwash on a few of the most common ones.

### MYTH: MOTHER BIRDS WILL ABANDON THEIR BABIES IF TOUCHED BY HUMANS

**FACT:** Mother birds will not abandon their offspring if touched by a human. For this to be true we would have to believe that birds can pick up on human scent. In fact, most birds have a rather poor sense of smell. For more information on what to do if you find a baby bird, see our website.

### MYTH: IF YOU FIND A FAWN ALONE, IT'S ABANDONED

**FACT:** It is common to see fawns alone. Since they are incapable of keeping up with mom, she will leave the fawn, sometimes for hours, while she goes off to eat. The doe will visit the fawn two to three times a day. This will continue until the fawn is about 4 weeks old. It's best to leave fawns alone unless you know that the mother is dead and/or fawns are crying incessantly.

### MYTH: IF YOU GET CLOSE TO A SKUNK, IT WILL SPRAY

**FACT:** Skunks only spray to defend themselves, such as when a dog runs up and grabs them. Before they spray, they will stamp their front feet as a warning to get you to back off. Skunks are also nearsighted so if you come across one, simply talk softly and back away.

### MYTH: TRAPPING & RELOCATING ANIMALS IS HUMANE

**FACT:** Most animals are very territorial. Residents of an area will more than likely attack and kill a newly relocated animal.

### MYTH: TOADS CAUSE WARTS

**FACT:** Warts on people are caused by a herpes virus, not toads! Toads do, however, have wartlike bumps behind the ears that contain a poison that can irritate your skin.

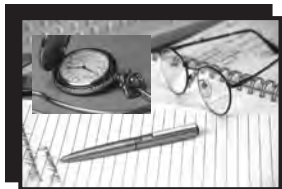
### MYTH: OPOSSUMS ARE DIRTY, VICIOUS ANIMALS

**FACT:** Opossums are fairly clean when compared to other animals. They groom themselves frequently. While in the care of a rehabilitator, they can even be trained to use a litter box. Like any other wild animal, they are more afraid of you than you are of them. They hiss and show teeth to scare you away, so, GO AWAY!

### MYTH: IF AN ANIMAL IS FOAMING AT THE MOUTH, IT HAS RABIES

**FACT:** There are other reasons why an animal may be foaming at the mouth. Some of them are distemper, ticks, worms, diabetes, liver failure, poisoning, and many others.





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

**May 10, 2016**

The meeting was called to order at 7:45 by President Sharon Kuester. All seven of the directors were present. Due to a lack of communication, no one took notes so there is nothing to report, except that Jon moved that we add AJ Salinas to the signature card at the bank, making him the required third signatory. The motion was seconded and passed. Byron said he had changed the clubhouse lock, as we had asked, to a combination lock so we would not have trouble with too many people having keys. The meeting adjourned at about 9:00.

After the audience had left, the directors reconvened to ask why, at the general meeting in April, I had not asked who would like to do which job on the Board. I replied that no one had indicated interest in doing anything different, and that we could meet at another time to discuss it. A meeting was scheduled for the following Tuesday, but our lawyer said that such business needed to be discussed at an open meeting. Therefore it was agreed that we would address this matter at the June meeting.

Respectfully submitted,  
Sharon Kuester, President at the time of the meeting,  
but now Secretary.

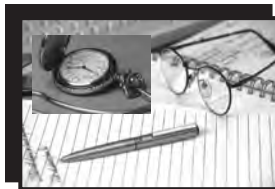


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## OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

**June 14, 2016**

Before the formal meeting, the Board heard from Brandon Boll, Pedro Moreno, and Don Burroughs. Brandon, who is about six and lives on Croftwood, asked if he needed permission to have a lemonade stand. We told him we would consider his stand a service, not a business, and that therefore, he had our permission. He promised to let us know the particulars soon.

Mr. Moreno was introduced by Byron to explain how his mosquito fogging system could solve our problem at the pool and in anyone's backyard. Members of the Board and residents present had a few questions and the Board said they would contact him soon.

Mr. Burroughs lives on Gladebrook and had notified the Board and Bammel Utility District that he wished to speak to the flooding problem caused by KB Homes. Nick Fava, President of BUD, spoke to the problem and said that the BUD engineer would get involved and they would get the problem resolved.

The formal meeting was called to order at about 8:15. All Board members were present. Sharon read the minutes of the April meeting, which had not been read at the May meeting. These minutes were approved. No minutes had been written for the May meeting, so the Board proceeded to the Directors' reports.

Recreation issues discussed were the replacement of the pool pumps, the broken toilet, the broken lock on the pool house, and the necessity of replacing the fans in the equipment house. Elizabeth also mentioned that the Cudas would be having a banquet on the 20<sup>th</sup>. The Board made arrangements to have the equipment issues addressed, and approved her report.

Under Maintenance, Byron reported that he was still looking for another bid on the tennis court problem, and that he would take care of the other issues, if I would call the plumber. I mentioned that he should call Malcolm as it appeared there were no

**continued on page 9...**

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

Residents, if you see a street light out on your street, notify CenterPoint Energy at 800-332-7143 and they will come out and replace the light. Before you call them go to the street pole and write down the pole number so that CenterPoint knows which pole. If you see street and/or stop signs in the neighborhood that have been written on, please call Harris County Precinct 4 at 281-353-8424. They will come and either clean or replace the signs. Sometimes graffiti on these signs indicate gangs in the area, which we want to avoid.

We would like to suggest that if you have a gaslight in your front yard that is no longer working or you do not want any longer, you can call CenterPoint Energy at 713-207-222 and ask to speak to a representative [because their recording lines do not address this problem]. Give them your address and they will come to your home and give you an estimate for removing the gaslight. There also are independent companies who offer this service.

If you know of a resident whose swimming pool is green, full of frogs and/or mosquitoes, you can call, ask to be anonymous, and report to the Harris County Public Health and Environmental Services at 713-274-6300. Then press 2 and give the address of the problem. They will come out and inspect the pool. If pool is in violation, a notice will be posted, and the resident is given a period of 30 days to take care of the pool. After thirty (30) days, the agency will then return and if the problem has not been corrected, Harris County Public Health and Environmental Services will assess a fine and take the homeowner to court. Stagnant water increases the mosquito population including those carrying the Zika virus. Please keep your pools maintained.

If you are being annoyed by dogs barking at all hours of the night, you can call the non-emergency number at the Sheriff's department at 713-221-6000 and make a report.

Residents - what part of not parking your car/truck on your lawn do you not understand????? It is a violation of the deed restrictions as is debris, trash, etc. on your driveway. Goodness folks this can't be that hard. We have been reminding residents about this for the past several months in our newsletter and on our message board!!! Please honor this restriction. Stuff lying around on driveways looks tacky and you didn't move here because the neighborhood looked so tacky.

At no time is any part of your home or garage to be rented to anyone. This is also a deed restriction violation. Oak Creek Village is a single family residential community.

After many years as a homeowner here in Oak Creek Village I have hired many companies and individuals to either repair, maintain, or improve my home. I have been fortunate to find some very reliable folks at a reasonable price to help me keep my home in good condition and I will be happy to share their names and phone numbers with our residents. I have several who are very reliable and reasonable. Examples are air conditioner service, plumbing, sprinkler system installation and repair, remodeling inside and out, painting, electrical problems, landscaping and yard maintenance, roof cleaning and power washing, and outside Christmas light installation. If you need a reference, please do not hesitate to give me a call. Most of these folks have worked for me over many years. I know how hesitant we can be when hiring someone. Just wanted to share this with all of you.

The elected members of the HOA Board respect your vote of confidence in us and make every effort to perform our duties well. We are all volunteers with a vested interest in our subdivision. The Deed Restriction Committee also makes every effort to do whatever is necessary to keep OCV a great place to live. Therefore, sometimes it becomes necessary to remind residents of the need to abide by the Deed Restrictions. We are willing to work with any resident who may need some time or assistance. Just let us know. Our goal is not to harass anyone, just to remind residents that by taking care of their property they make the overall subdivision look so much better. Take time to read the Deed Restrictions to see what is expected. You can find them on our website under "News." They apply to all residents, whether homeowners and/or renters. Thank you.



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# OAK CREEK VILLAGE

## COMMUNITY ASSOCIATION TREASURER'S REPORT

**JUNE 14, 2016**

### Balance Sheet

The April 30, 2016 balance sheet shows \$643,843 in the bank.

### Statement of Revenue & Expense

For April 2016, revenue was above budget by \$1,029 primarily due to Pool Rental Revenue. Expenses were lower than budget by \$3,400 was mainly due to timing in payment of legal fees.

### Transaction report

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

### 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 April 30, 2016		OCV Community Association, Inc. Profit & Loss Budget vs. Actual January through April 2016			
	Apr 30, 16		Jan - Apr 16	Budget	\$ Over Budget
<b>ASSETS</b>		<b>Ordinary Income/Expense</b>			
Current Assets		Income			
Checking/Savings		328 · Maint. Fees - 2016	64,128.00	64,224.00	-96.00
105 · Trustmark Checking	139,591.28	330 · Clubhouse Rentals	150.00	333.33	-183.33
106 · Trustmark Money Market	254,231.71	340 · Interest Income	213.69	333.33	-119.64
110 · Bank of Texas Money Market	25,020.37	350 · Pool & Tennis Receipts	2,200.00	666.67	1,533.33
Total Checking/Savings	418,843.36	362 · Assessment Interest	-14.32	0.00	-14.32
Accounts Receivable		355 · Security Receipts	86,365.99	68,200.00	18,165.99
11000 · Accounts Receivable	64,572.32	360 · Transfer Fees	250.00	2,000.00	-1,750.00
2012 & Prior Assessments	15,702.22	399 · Miscellaneous Income	0.00	1,666.67	-1,666.67
2013 Assessments	14,965.12	Total Income	153,293.36	137,424.00	15,869.36
2014 Assessments	20,891.85	Gross Profit	153,293.36	137,424.00	15,869.36
2015 Assessments	47,058.79	Expense			
2016 Assessments	868.40	410 · Clubhouse Contract	2,500.00	2,000.00	500.00
Force Mows	4,510.60	420 · Grounds Maint. Contract	3,753.76	4,166.67	-412.91
11000 · Accounts Receivable - Other	168,569.30	430 · Swimming Pool Contract	8,838.53	11,666.67	-2,828.14
Total 11000 · Accounts Receivable	168,569.30	440 · Security Contract	83,934.00	67,150.00	16,784.00
Total Accounts Receivable	168,569.30	450 · Clubhouse / Grounds Repair	1,168.72	2,000.00	-831.28
Other Current Assets		455 · Exterminating - Mosquitos	720.00	1,333.33	-613.33
120 · CD's	225,000.00	460 · Pool Repairs & Supplies	1,075.06	2,000.00	-924.94
126 · Security Receipts Receivable	8,218.12	470 · Tennis Court Repairs	0.00	400.00	-400.00
128 · Allowance for Bad Debts	-89,516.81	475 · Playground Maintenance	45.42	0.00	45.42
Total Other Current Assets	143,701.31	480 · Accounting Fees	4,600.00	4,600.00	0.00
Total Current Assets	731,113.97	485 · Property Management Consultant	200.00	200.00	0.00
Fixed Assets		500 · Bank Fees	0.00	20.00	-20.00
160 · Land	34,365.00	510 · Legal Fees	909.00	4,000.00	-3,091.00
170 · Improvements & Equipment	446,674.23	530 · Street Lighting	9,181.71	12,333.33	-3,151.62
180 · Accumulated Depreciation	-272,432.12	540 · Other Electric	2,091.62	4,000.00	-1,908.38
Total Fixed Assets	208,607.11	550 · Gas	315.26	166.67	148.59
<b>TOTAL ASSETS</b>	<b>939,721.08</b>	560 · Water & Sewer	69.00	1,000.00	-931.00
<b>LIABILITIES &amp; EQUITY</b>		570 · Telephone	146.66	166.67	-20.01
Liabilities		580 · Taxes	0.00	10.00	-10.00
Current Liabilities		590 · Bad Debt Expense	0.00	1,544.67	-1,544.67
Accounts Payable		600 · Newsletter Expenses	1,997.26	1,400.00	597.26
200 · *Accounts Payable	-1,273.86	620 · Office & Misc. Expenses	227.37	2,200.00	-1,972.63
Total Accounts Payable	-1,273.86	621 · Website	150.00	300.00	-150.00
Other Current Liabilities		690 · Major Repairs	4,633.32	4,833.33	-200.01
214 · Prepaid Fees	364.71	695 · Depreciation	0.00	2,666.67	-2,666.67
222 · Deferred Revenue	128,256.00	Total Expense	126,556.69	130,158.01	-3,601.32
225 · Accrued Income Taxes	-2,215.92	Net Ordinary Income	26,736.67	7,265.99	19,470.68
230 · Reserve for Pipeline Damages	131,906.00	Net Income	26,736.67	7,265.99	19,470.68
Total Other Current Liabilities	258,310.79				
Total Current Liabilities	257,036.93				
Total Liabilities	257,036.93				
Equity					
270 · Fixed Asset Fund - Net	197,528.20				
280 · Maintenance Fund	279,779.18				
290 · Major Repair Fund	157,360.84				
3900 · Retained Earnings	21,279.26				
Net Income	26,736.67				
Total Equity	682,684.15				
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>939,721.08</b>				



# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

June 14, 2016

other companies to bid on the tennis court. His report was approved.

Jon read the Treasurer's report, and, as there were no questions or comments, his report was approved. He said that he and the accountant were working on a list of residents who were very behind on Maintenance payments and who would be having liens placed on their properties.

Lloyd presented the most recent statistics on Security, stated that we had had no issues, and reminded us that we still hold the title of safest subdivision in the area. The Board approved his report.

Lou reported on Deed Restrictions, stating that one business in a home had been closed and some extra dogs had found a new home elsewhere. She also described the small yard signs that she wanted to buy to post in the yards of homes undergoing approved remodeling, as a way of stressing that residents need to get approval for any outside changes or repairs. A motion was made, seconded, and approved to purchase the signs.

AJ announced that he had approved one architectural control request, and the Board moved on to New Business, which was to re-assign Directors' positions. Lloyd moved that I be Secretary and Vice President, Byron seconded, and the Board approved. Lou then moved that AJ be President and keep Architectural Control duties. This motion was also seconded and approved.

There being no other business, the meeting was adjourned at about 9:20.

Respectfully submitted,  
Sharon Kuester, Secretary



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

TYPE OF ACTIVITY	D. Harden	M. Malloy	C. Sturghill	Others	Monthly Total
Accident/FSGI	0	0	0	1	1
Accident/Minor	0	0	0	1	1
Alarm Local	0	1	0	4	5
Animal/Humane	0	1	0	0	1
Burglary/Motor Vehicle	0	0	1	1	2
Check Park	13	4	0	1	18
Contract Check	149	34	179	6	368
Dist./Family	1	0	0	0	1
Dist./Other	1	0	0	0	1
Domestic/Prevent	1	0	0	0	1
Follow Up	5	0	0	0	5
High Water Rescue	0	0	0	1	1
Information Call	8	0	0	1	9
Meet the Citizen	10	4	0	6	20
Neighborhood Chk	0	0	0	4	4
Sex Offender Verification	0	2	0	0	2
Stranded Motor Vehicle	0	0	0	1	1
Suspicious Person	0	4	0	0	4
Traffic Initiative	7	30	0	0	37
Traffic Stop	0	5	1	0	6
Unk Med Emergency	0	0	1	1	2
Vacation Watch	2	1	0	0	3
Vehicle Abandoned	0	0	1	1	2
Vehicle Suspicious	0	1	0	0	1
Welfare Check	0	0	0	1	1
<b>Total</b>	<b>197</b>	<b>87</b>	<b>183</b>	<b>30</b>	<b>497</b>

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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	206 Hartridge	Under Construction Available	189,500
Plan #1456	1 Story 3 Bedrooms 2 Baths	2026 Que Manor	Starting Soon	159,500

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