

OCV PRESIDENT'S LETTER

With summer just about over and the start of a new school year imminent, our Director of Security has reminded our deputies to be more vigilant. Especially concerning traffic issues early in morning and afternoon. I request that our residents be more careful when driving, especially at these times, due to numerous students that walk to and from school or are waiting on a bus to pick them up. I am sure our residents know that the speed limit is 20 mph, but numerous drivers that pass through our neighborhood are not and they seem to speed with little regard to safety.

As I mentioned last month we have establish a new Finance Subcommittee that will consist of the Treasurer as chairman and the Directors of Recreation, Deed Restrictions and two non-board resident members. The purpose of the subcommittee will be to maintain ongoing up-to-date listing of delinquent H.O.A. fee collections and maintain a listing of vacant homes in the neighborhood. The Director of Security will use the vacant home listing to advice our deputies of residences that need special attention.

We have one resident volunteer with extensive spread sheet development experience that has already signed on, and we are looking for one more volunteer. There are certain confidentiality requirements that must be addressed, once that is done we will get working on this committee.

As a reminder - modifications and exterior improvement project must first be approved by the Architectural Committee P.O. C. Anthony J. Salinas (A.J.) or Lou Bernard.

~Anthony J. Salinas (A.J.)



PLEASE DO NOT SWEEP PINE-NEEDLES INTO STORM DRAINS. THIS CAUSES PROBLEMS WITH STREET FLOODING. THANK YOU.



October 4 –
National Night Out

October 29 –
Fall Festival



December 3 –
Breakfast
with
Santa



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OCV EXECUTIVE BOARD

President, <i>A.J. Salinas</i>	281/444-1292
Vice President, <i>Sharon Kuester</i>	281/444-1532
Architectural Control, <i>A.J. Salinas</i>	281/444-1292
Treasurer, <i>Jon Whisler</i>	832/249-1342
Maintenance, <i>Byron Yarbrough</i>	281/687-3878
Recreation, <i>Elizabeth Davis</i>	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i>	832/217-4522
Secretary, <i>Sharon Kuester</i>	281/444-1532
Deed Restrictions, <i>Lou Bernard</i>	281/444-4663
LBernard15@att.net	

COMMITTEE NUMBERS

Clubhouse Rental, <i>Sam Elliott</i>	281/236-7979
OCV Accountant, <i>TXMGMT</i>	832/910-7525
Information Officer, <i>Sharon Kuester</i>	281/444-1532
Newsletter Publisher, <i>Diana Baskett</i>	281/755-1959
6211 Hickorycrest Dr. Spring, TX. 77389	
Di@DianaBaskett.com	

EMERGENCY

Emergency (Police, Medical, Fire)	911
Ambulance	281/440-4300
Animal Control (612 Canino Rd.)	281/999-3191
Crimestoppers	713/222-8477
Crisis Hotline	713/527-9864
Fire	281/251-0101
Interfaith	281/367-1230
Hospital	281/440-1000
Poison Control (poisoncenter.org)	800/222-1222
Sheriff (Harris Co.)	713/221-6000
Water & Sewage (24 hour Emergency)	281/376-8802
United Way (Information & Referral)	281/292-4155

HELPFUL NUMBERS

Vacation Watch - Cypresswood Annex
281/376-2997 (Forms 713/221-6000)

~

Street Light Out ~ Centerpoint 713/207-2222
(Be sure to have the six-digit ID# off the pole.)

UTILITIES

Post Office - Cornerstone	281/444-1355
Electricity - Reliant Energy	713/207-7777
Gas - Centerpoint Energy	713/659-2111
Trash - J&S Trash Services (pick-up schedule) ...	713/635-2500

OCV has a heavy trash pick up day EVERY Friday. On Fridays, J&S does not have as much trash to pick up as on Tuesdays so that is when they will pick up "one" heavy trash type item like bundled up tree branches, refrigerators, stoves, hot water heaters, dishwashers, etc. If a homeowner has multiple heavy trash type items, the homeowner will need to spread them out over multiple Fridays or a special fee can be paid to have multiple heavy items all picked up on a single Friday.

If you need to dispose of any hazardous material please visit the website below for dates and locations:

Hazardous Waste Disposal
www.CleanWaterClearChoice.org

Telephone - AT&T	800/246-8464
Water & Sewage - Bammel Utility District	281/376-8802



Recycling

Friday is your only recycle day. Paper, magazines, books, boxes (no debris inside), plastic containers and aluminum containers will be picked up, NO GLASS PLEASE.

OCV GARDEN CLUB BOARD



President, <i>Anita Cook</i>	281/440-1093
Program Committee	
<i>Carol Barziza</i>	281/444-8957
<i>Gene Rasmussen</i>	281/440-1249
Historian & Yearbook, <i>Carol Barziza</i>	281/444-8957
Secretary, <i>Mary Helen Alenius</i>	281/580-4384
Treasurer, <i>Kathy Colbert</i>	281/583-0652

Meetings are held on the fourth Tuesday of each month.

Oak Creek Village

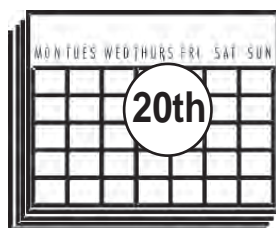
Newsletter



The deadline for the October issue is September 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*	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

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email ~ **Di@DianaBaskett.com**

Oak Creek Village Community Association Board of Directors

~ Meeting Reminder ~

September 13th, 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 BOARD OF DIRECTORS MEETING MINUTES

AUGUST 9, 2016

The meeting was called to order at 7:45 by President AJ Salinas. All directors were present. Residents in attendance were Marilyn Bogle, Nick Fava, Lynn Giles, Dan Linehan, and new resident Tori-love Merryman. The Board welcomed Ms. Merryman, listened to Dan Linehan's problem, and got an update on the KB Homes flooding problem from Bammel Utility District Board President Nick Fava. He said the Water Board engineer is working with KB Homes and residents affected to ensure the problem is solved. In response to a question from Lou Bernard, he also stated that progress is being made on the greenbelt drainage problem.

Next the minutes of the July Board meeting were read and approved and the reports were given. For Recreation, Elizabeth Davis reported that the pool filters have been refurbished, and a new one added. The Board approved a motion to spend up to \$1,000 to replace the fans in the pump house.

Lloyd Bratton presented the Security statistics, and emphasized that things are very quiet, just the way we like them. Jon Whisler read the summary of the Treasurer's report and said we are getting ready to file liens on properties that are very behind on their maintenance payments. Byron Yarbrough read his report on maintenance issues and commented that we need more bids on the mosquito spraying system, and that the tennis courts need to have the surface power washed and something done about puddles in low places. Sharon Kuester agreed to call the Kaltenbachs to get their ideas on the courts situation.

Lou Bernard read her report on deed restrictions, and all the reports were approved. AJ presented his idea to form a Finance subcommittee to keep better informed on who owes what. The motion was approved and the meeting adjourned at 9:25.

Respectfully submitted,
Sharon Kuester, Secretary

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OAK CREEK VILLAGE COMMUNITY ASSOCIATION DEED RESTRICTION REPORT

If a resident decides to rent or lease their home, it is suggested that they provide the tenant a list of the tenant's responsibilities regarding the upkeep of the home and yard, and maintenance of a pool if there is one. The HOA Deed Restrictions Committee and director would appreciate a note with the name and phone number of the renter and also the new address and phone number (if it is new) of the owner. Often, management companies are not responsive to upkeep issues and renters tell us they are not responsible, either. We need to confirm this. No matter who is living there, the property needs to be kept up.

It appears that we continue to have repeat violators of deed restrictions. We on the Deed Restriction Committee will continue to post notices and/or letters to those folks to stress to them that all residents are to abide by the deed restrictions. One of the reasons you moved into the neighborhood is that deed restrictions are enforced, making Oak Creek Village a pleasant place to live. There are some properties that are in foreclosure. This prevents us from enforcing restrictions until the foreclosure is finished and the home is bought. We continue to stay in touch with banks and management companies. This is a challenge to say the least, but we will meet it.

If you are having no luck in getting your grass to grow, most of the time it is because the grass is not getting enough sun. St. Augustine needs sun. Trim your trees so there is light coming through for the sun to shine on the grass.

Please keep the window treatments on the front of your home hung properly so that the view from the street is attractive.

If you are a new resident please try to attend the next HOA meeting so we can give you a Welcome Packet to provide you information about the neighborhood, a directory, stickers for your cars to show you are a resident in OCV, and other helpful information regarding the neighborhood. Now that school has started hopefully we can get some folks [parents] interested in joining our Neighborhood Watch program in the neighborhood. Sign-up sheets available in the newsletter can be dropped off at Lou Bernard's house in a box on her front porch. Once we see how many are interested, we will hold a meeting and get acquainted and get started.



Please remember when walking your dog, be courteous and pick up any droppings your dog deposits in residents' yards.

You don't want this to happen in your yard so do the right thing.

OAK CREEK VILLAGE COMMUNITY ASSOCIATION MAINTENANCE REPORT

JULY 2016

1. One tennis court power washed, waiting on getting additional bids to complete tennis courts, stands and walk ways.
2. Recent Zika virus outbreaks led to reaching out again to MisquitoNix and they have agreed to reduce original bid by 10% minus and additional \$500.
3. Waiting to receive written bid for caulking and sealing Pergola.



24,983

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Northwoods Community Craft Fair

Saturday October 8th, 2016 9:00 am to 3:00 pm

Northwoods Presbyterian Church

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northwoodscommunitycraftfair@yahoo.com

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OAK CREEK VILLAGE

COMMUNITY ASSOCIATION TREASURER'S REPORT

AUGUST 9, 2016

Balance Sheet

The June 30, 2016 balance sheet shows \$604,522 in the bank.

Statement of Revenue & Expense

For June 2016, revenue was below budget by (\$1,221) primarily due to lower than planned transfer fee and misc. revenue. Expenses were lower than budget by \$2,672 was mainly due to legal fees being lower so far this year to plan.

Transaction report

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

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 June 30, 2016		OCV Community Association, Inc. Profit & Loss Budget vs. Actual January through June 2016			
	Jun 30, 16		Jan - Jun 16	Budget	\$ Over Budget
ASSETS		Ordinary Income/Expense			
Current Assets		Income			
Checking/Savings		328 · Maint. Fees - 2016	96,192.00	96,336.00	-144.00
105 · Trustmark Checking	100,163.39	330 · Clubhouse Rentals	150.00	500.00	-350.00
106 · Trustmark Money Market	254,337.95	340 · Interest Income	319.93	500.00	-180.07
110 · Bank of Texas Money Market	25,020.37	350 · Pool & Tennis Receipts	2,200.00	1,000.00	1,200.00
Total Checking/Savings	379,521.71	352 · Assessment Interest	-14.32	0.00	-14.32
Accounts Receivable		355 · Security Receipts	102,300.00	102,300.00	0.00
11000 · Accounts Receivable		360 · Transfer Fees	250.00	3,000.00	-2,750.00
2012 & Prior Assessments	64,572.32	399 · Miscellaneous Income	0.00	2,500.00	-2,500.00
2013 Assessments	15,702.22	Total Income	201,397.61	206,136.00	-4,738.39
2014 Assessments	14,913.02	Gross Profit	201,397.61	206,136.00	-4,738.39
2015 Assessments	20,547.95	Expense			
2016 Assessments	42,062.79	410 · Clubhouse Contract	3,550.00	3,000.00	550.00
Force Mows	868.40	420 · Grounds Maint. Contract	5,977.06	6,250.00	-272.94
11000 · Accounts Receivable - Other	4,494.11	430 · Swimming Pool Contract	35,298.91	17,500.00	17,798.91
Total 11000 · Accounts Receivable	163,160.81	440 · Security Contract	101,682.00	100,725.00	957.00
Total Accounts Receivable	163,160.81	450 · Clubhouse / Grounds Repair	1,537.51	3,000.00	-1,462.49
Other Current Assets		455 · Exterminating - Mosquitos	1,360.00	2,000.00	-640.00
120 · CD's	225,000.00	460 · Pool Repairs & Supplies	2,439.01	3,000.00	-560.99
12000 · Undeposited Funds	1,114.49	470 · Tennis Court Repairs	0.00	600.00	-600.00
126 · Security Receipts Receivable	6,080.14	475 · Playground Maintenance	45.42	0.00	45.42
128 · Allowance for Bad Debts	-89,516.81	480 · Accounting Fees	5,750.00	6,900.00	-1,150.00
Total Other Current Assets	142,677.82	485 · Property Management Consultant	1,450.00	300.00	1,150.00
Total Current Assets	685,360.34	500 · Bank Fees	0.00	30.00	-30.00
Fixed Assets		510 · Legal Fees	909.00	6,000.00	-5,091.00
160 · Land	34,365.00	520 · Insurance	2,992.00	0.00	2,992.00
170 · Improvements & Equipment	446,674.23	530 · Street Lighting	18,132.49	18,500.00	-367.51
180 · Accumulated Depreciation	-279,689.98	540 · Other Electric	3,444.27	6,000.00	-2,555.73
Total Fixed Assets	201,349.25	550 · Gas	361.90	250.00	111.90
TOTAL ASSETS	886,709.59	560 · Water & Sewer	115.00	1,500.00	-1,385.00
LIABILITIES & EQUITY		570 · Telephone	182.73	250.00	-67.27
Liabilities		580 · Taxes	0.00	15.00	-15.00
Current Liabilities		590 · Bad Debt Expense	0.00	2,317.00	-2,317.00
Accounts Payable		600 · Newsletter Expenses	1,997.26	2,100.00	-102.74
200 · *Accounts Payable	3,608.33	620 · Office & Misc. Expenses	1,224.88	3,300.00	-2,075.12
Total Accounts Payable	3,608.33	621 · Website	150.00	300.00	-150.00
Other Current Liabilities		690 · Major Repairs	6,949.98	7,250.00	-300.02
214 · Prepaid Fees	364.71	695 · Depreciation	0.00	4,000.00	-4,000.00
222 · Deferred Revenue	96,192.00	Total Expense	195,549.42	195,087.00	462.42
225 · Accrued Income Taxes	-2,215.92	Net Ordinary Income	5,848.19	11,049.00	-5,200.81
230 · Reserve for Pipeline Damages	131,906.00	Net Income	5,848.19	11,049.00	-5,200.81
Total Other Current Liabilities	226,246.79				
Total Current Liabilities	229,855.12				
Total Liabilities	229,855.12				
Equity					
270 · Fixed Asset Fund - Net	190,270.34				
280 · Maintenance Fund	287,037.04				
290 · Major Repair Fund	159,677.50				
3900 · Retained Earnings	14,021.40				
Net Income	5,848.19				
Total Equity	656,854.47				
TOTAL LIABILITIES & EQUITY	886,709.59				

Today you turn 18 years old. You have reached a major pinnacle in your life, but it has only just begun. Officially an adult, but that definition goes far beyond a number. Being an adult means being responsible with all aspects of your life. Of all the things I am able to give you, I feel my words are the most valuable.

I remember when you were born and stating "she is perfect"; and since then my life has evolved around you. There is nothing I wouldn't do to keep you safe. When I look at you, I see an ambitious, spontaneous and beautiful young lady.

These are exciting times for you, and the possibilities are endless. But understand that life will get rough, it is inevitable. However, it is how you handle that stress that determines if you will succeed. Don't be pessimistic or negative in bad situations, but rather be optimistic and know that God will lead you, or carry you through. Developing a character that will never quit will carry you far.

Be careful who you trust, and don't be naive to believe that you can trust anyone. Have others prove their worthiness to you. Forgive others who change, be reliable, stand up for yourself and those who cannot stand up for themselves. Follow your dreams and never settle.

Love yourself, don't let anyone make you feel less of a person through their words or actions. You are the only one in control of your emotions and your well-being. Choose your battles, life is too short to bother with little things; be empathetic and see through others' perspective. If it feels wrong, don't do it; If you know it's wrong, don't get involved. Be a leader, not a follower. Think long-term and not short-term. Some mistakes you could make will haunt you forever, you don't want to live with that kind of guilt. Ask for advice, and don't be afraid to ask for help, it is NOT a sign of weakness... instead, it is a sign of maturity. Your family will always be here to help you on life's journey.

Above all else, know that you are loved and made by God himself!

Love always--mom



Jan Kopfler

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