The Official Neighborhood Publication for October, 2018 - www.oakcreekvillage.org

Inside October

- Bammel Utility District Bond Referendom
- Autumn Festivals



Thanks to our ever-faithful special events team, who make these possible! Special events volunteer team - AJ, Linda & Perry Graham and Susan & Jerry Pierson

President's October Comments

Wow! It's hard to believe that fall is just around the corner and the holidays will soon follow, especially with the summer weather we have been experiencing. I keep telling myself that it's better than having to shovel snow in the winter. Even though some of my friends and relatives insist that they have to shovel all year around, because I always seem to be throwing "it" around all year long. (I wonder what they mean by that comment.)

Fall is always a busy time for us. The everfalling pine straw seems to increase and preparing for the holidays consumes our time. We have Fall Fest on October 27, and, on October 22 we will have the second town hall meeting at the club house concerning the bond issue for Bammel Utility District. I have reviewed the proposal in detail and can find no fault with the proposal. I recommend that you attend and see if you can come to the same conclusion.

In speaking to the President of the Bammel Utility District, Nick Fava, and some of the Board members, all my questions have been answered. I have also been asked about our plans for the park. I have listed a litany of issues about the park, especially our concern for safety. Paramount is the widening of the driveway so that safety vehicles and other larger vehicles can navigate the park. Mr. Fava attended our last Board meeting and announced that the Bammel U.D. Board had voted to help out with the cost of improving the entrance to the park.

Talk about Christmas coming early! Our board discussed and happily accepted the assistance. Bammel. will provide the engineering requirement and we hope to start the project soon. Emergency vehicles such as ambulances and fire truck will now have the ability to reach the club house. The driveway will have curbs to keep vehicles off the grass and some added parking space for visitors. If you see Mr. Fava and any Bammel U.D., Board members, please thank them for this generous gesture. We have various projects, including replacing all equipment in the park, that we are still working on.

Please be careful about on the street parking, especially with all the holidays and festivities coming soon. we don't want to make it difficult for emergency vehicles to navigate our streets. Remember you can decorate your house, but the decorations must come down after the holiday. We don't want Halloween decorations up for Thanksgiving and Christmas. I might see all ghosts and goblins and forget to buy Christmas gifts. That how we NORFs (Navy OLD Retired Farts) keep track of time.



Deed Restriction Reminders

Residents, please take the time to read our Deed Restrictions that are on our website OakCreekVillage.org The Deed Restrictions are listed under "Info for Residents" then look under Deed Restrictions. By reading over these restrictions it will give you an idea of what is expected of our residents as to the care and maintenance of their homes.

Please note that each household is not to have more than two(2) of each type of domestic animal kept at their home. "No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that of dogs, cats or other common household pets of the domestic variety may be kept provided that they are not kept, bred or maintained for commercial purposes and pro-

cont. on page 3

OCV Executive Board

President, A.J. Salinas	81	444-1532
Treasurer, Jon Whisler		
Maintenance, Darrel Johnson	17	250-1920
Recreation, Elizabeth Davis7	13	775-5458
OCVRecreation@yahoo.com		
Secretary, Sharon Kuester28	81	444-1532
Security, Lloyd Bratton2	281	217-4522
Deed Restrictions, Lou Bernard26 LBernard15@att.net	81	444-4663

Committee Numbers

Clubhouse Rental, Sam Elliott	281	236-7979
Information Officer, Sharon Kuester	281	444-1532
Newsletter Publisher, Allison Marks	.832	717-3276
Publish1@copperheadfarms.net		

Emergency

Emergency, Police, Medical, Fire	911
Ambulance	281 440-4300
Animal Control,612 Canino Road	281 999-3191
Crimestoppers	713 222-8477
Crisis Hotline	713 527-9864
Harris County Public Health	713 439-6000
Poison Control, poisoncenter.org	800 222-2222
Sheriff, Harris County	713 221-6000
Water & Sewage (24 hour Emergency)	281 376-8802
Harris County Environmental Public Dep	partment
- (report neglected swimming pool)	713 274-6300

Helpful Numbers

OCV Accountant, TXMGMT	832	2 910-7525
Vacation Watch/Cypresswood Annex	.281	376-2997
Forms (713 221-6000)		
Post Office -Cornerstone	.281	444-1355
Gas, Centerpoint	713	659-2111
Trash, Texas Pride Disposal	281	342-8178
Telephone, AT&T	.800	246-8464
Water & Sewage, Bammel Utility District	.281	376-8802

OCV Garden Club Board

President , Anita Cook	281 440-1093
Vice President, Carol Barziza	281 444-8957
Treasurer, Kathy Colbert	281 583-0652
Telephone Comm. May Quinn	662 312-8150
Telephone Comm. Georgette Popeney	281 444-3497

The deadline for the next issue of the OCV Community News is October 15!

OCV Community Association Board of Directors Meeting Reminder

Tuesday, October 9 - 7:30pm

Residents are reminded that the Oak Creek Village Community Association Board of Directors meets on the second Tuesday of every month at 7:30pm. All residents are invited an 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.

Visit Us On The Web www.OakCreekVillage.org

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How To Reach Us (Financial Matters Only)

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Recycling Tuesday is your only recycling day!

PLEASE NO – Styrofoam, Windows, Ceramics, Mirrors, Soiled Pizza Boxes, Coat Hangers, Light Bulbs, Paper Towels, Soiled Paper, Soiled Facial Tissue.

For a complete list of acceptable recycle items please visit Http://www.oakcreekvillage.org/trash.html

Call 811 before you dig - Be Safe. It's free. It's the law.

- · Call 811 before you dig.
- Give two working days' notice before digging. (48 hours)
- Utility companies will mark the location of underground utility lines.

Remember, you are responsible for marking your private lines such as invisible pet fences, sprinkler systems, yard lights and gas grill lines.

Attention OCV Residents. Non-commercial advertisments, classified ads and notices can be placed free of charge. Club information, birthdays and other important non-profit events are also welcomed! Letters to the editor are also accepted and published with your name. *Thank you*.

To report a streetlight out go to Centerpoint (713 207-2222) Energy.com - (Get the 6 digit number off the pole) Deed Restrictions from page 1

vided that no more than two (2) of each type of domestic animal is kept." See **Deed Restriction No. 11.**

As a reminder, no vehicle is to be parked in front of your mailbox or any neighbor's mailbox. This prevents the mailman from putting mail in the mailbox and a resident getting their mail. Please be courteous.

Also, if you have any vehicle/camper on your driveway that is inoperative we ask that you store this vehicle in your garage or a storage facility. See **Deed Restriction No. 9.**

School is back in session. Please honor the speed limit in the neighborhood of 20 miles per hour. We have asked our Sheriffs to be stationed by the schools and main roads coming into the subdivision to cite anyone driving over the speed limit of 20 miles per hours. We also have signs indicating the speed limit throughout the subdivision. We don't have sidewalks which causes the children to walk close to the curb. Children are not to walk on the lawns or close to the homes of our residents.

With the hurricane season upon us please remember not to sweep pine needles down the storm drains which will cause buildup and flooding. Also please remember to keep your driveways clear of any debris. Thank you.

Once a garage sale is over please remove all posted Garage Sale signs from poles or staked in yards. This also applies to Lost Pet signs as well. Thank you.

PLEASE REMEMBER RESIDENTS, NO IMPROVEMENTS TO THE OUTSIDE OF YOUR HOME ARE TO BE MADE UNTIL APPROVED BY ARCHITECTURAL CONTROL AND DEED RESTRICTIONS COMMITTEES. IF AN IMPROVEMENT IS MADE AND DID NOT GET APPROVAL THE HOA HAS THE RIGHT TO HAVE THESE UNAPPROVED IMPROVEMENTS CHANGED AT THE RESIDENT'S COST.

- Lou Bernard, Deed Restriction Director

Oak Creek Village Board of Directors Meeting Minutes September 12, 2018

The meeting was called to order at 7:40 by President AJ Salinas. All directors except Lloyd Bratton were present. Other obligations prevented him attending on this alternate date. Residents present were Anna Urich, Saira and Chris Garcia, Ida Reiff, Lucy Brookshire, Thomas and Lisa Stauber, Nichols Fava, and Lynda Hernandez.

Various concerns of residents were addressed before Darrel Johnson reported for Maintenance that he is still waiting for a bid to clear the area behind the pool house. A motion was made and approved to allow him up to \$1,500 for this project, and an additional reasonable amount to clear the fence line. Elizabeth Davis reported that she was in the process of choosing new playground equipment, and that we hoped for a good turnout on Neighbor Night Out, October2.

Next, Jon Whisler gave the Treasurer's report, which was approved, and the Board briefly discussed what procedure we will use to encourage those residents with overdue Maintenance accounts to pay up. He and Nick Fava reminded us that the upcoming town hall meetings, Sept, 24, and Oct. 22, were very important as they will explain to the residents Bammel Utility District's involvement with KB Homes new development, which borders OCV and Stuebner-Airline.

The next issue for discussion was the deteriorating condition of the park. The Board voted to approve a total of \$12,000; \$4,200 to remove and grind the stumps of dead trees and bushes and also those trees that will impede the widening of the driveway. The rest, \$7,800, will pay for widening the driveway and installing curbs to keep vehicles off the grass. Nick Fava stated that BUD has plans to fund further improvements, once this is finished.

Exhausted from all this activity, the Board adjourned at 10:00

Respectfully submitted, Sharon Kuester, Secretary.



OCV GARDEN CLUB

OCV Garden Club meetings are held on the 4th Tuesday each month – August thru May. Programs are varied. Some are in homes and others are at the clubhouse. Several fun bus trips a year are taken using transportation furnished by Harris county Precint#4.

Please join us!

Officers 2018-2019
President - Anita Cook
Vice Pres - Carol Barziza
Treasurer: Kathy Colbert
Telephone Committee - Mary Quinn
Telephone Committee - Georgette Popeney

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Bammel Utility District Bond Referendom

Q: Why have I received this flyer?

A: Bammel Utility District (the District) provides water and wastewater services to your home. You receive a monthly water bill and an annual property tax bill from the District. The District's board of directors (the Board) has called a bond election for November 6, 2018. The Board has scheduled two Town Hall Meetings at the Oak Creek Village Clubhouse, 3904



TEEN JOB SEEKERS

*CPR Certified

B=Babysitting, **P**=Pet sitting, **Y**=Yard Work, **H**=House Sitting S=Pool Help

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Estefhany C.	19	B+H+P	832-818-8671
Michelle P.	14	B+P	715-821-2280
Annette M.	16	B+H+P	281-455-7397
Keith	15	P+S	281-880-8107

Email your work information to publish1@copperheadfarms.net. Include your name, address, age, phone number, choice of work along with any special training, CPR etc. OCV residents only, 18 and under! Parents: It is up to you to verify credentials for any services listed.



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Gladeridge Drive, at 7:00 p.m. on the evenings of Monday, September 24, 2018 and again on Monday, October 22, 2018 to answer any questions you may have that are not addressed in this flyer.

Q: Why are we having a bond election?

A: The District expects it Will have sizeable capital requirements in coming years for the following major projects:

- Under terms advantageous to the District, the District has agreed to annex a 61-acre parcel of land, Cypress Creek Landing, that is being developed for single family housing by *KB* Homes. The District will provide water and wastewater services to the development.
- There remains an additional 47-acre parcel of land located south of Cypress Creek Landing that may become available for annexation. The District would like to be prepared to annex this property, should it become available and similarly advantageous to the District to do so.
- The District's water and wastewater infrastructure, water lines, sanitary sewer lines, sanitary lift stations, water supply plants and the wastewater treatment plant, are over 45 years old and inevitably will require rehabilitation or replacement in the years to come.

The Board has determined that financing these costs through District tax bonds rather than increases in your



monthly water rates will be financially advantageous to homeowners, because the water and sewer rate increases that would be required to provide funding for such capital improvement projects could be prohibitively large, and because most homeowners deduct their taxes but are not able to deduct their water bills.

Q: Will my taxes go up?

A: No. The Board is committed to avoiding District tax increases. The contract for annexation of the Cypress Creek Landing project is structured such that the District is only required to issue bonds when increases in the taxable value brought by the annexations and new development will enable the District to do so without increasing the total tax rate.

It is anticipated that bonds issued for any necessary improvements to existing infrastructure will also be structured to avoid an increase in our tax rate.

Q: When is the bond election?

A: On November 6, 2018 from 7 a.m. to 7 p.m

Early voting will be conducted from October 22, 2018 through November 2, 2018.

Q: Where can I vote?

A: Early Voting will be available at all Harris County early voting locations.

Election Day voting will be at Wells Middle School, 4033 Gladeridge Drive, Houston, Texas 77068.

Q: Who is eligible to vote?

A: All registered voters who live within the District.

Q: Who can I contact with questions?

A: The Board is holding two Town Hall Meetings at the Oak Creek Village Clubhouse, 3904 Gladeridge Drive, at 7:00p.m. on the evenings of Monday, September 24 and Monday, October 22, 2018 to answer any additional questions you may have. If you are unable to attend, please feel free to direct your calls to one of the Board members listed below.

Alan C. Kaniss, 15614 Grovespring Drive (281) 537-8113 Jon Whisler, 3911 Gladebrook Court (832) 392-1787

Board of Directors
Bammel Utility District



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OCV Community Association September 12, 2018 Treasurer Report

Financial Report-

Balance Sheet

The July 31,2018 balance sheet shows \$658,818 in the bank

Statement of Revenue & Expense

For July 2018, revenue was below budget by (\$3,284) primarily due to lower than planned Transfer Fee Revenue. Expenses were above budget by (\$3,311) was mainly due to timing of bad debt expense line.

Transaction report

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

Additional Notes:

Our 2018 Maintenance Fee of \$306 was approved at the November 2017 meeting and statements were mailed out the beginning of the second week of December 2017 and were due by the end of January 2018 to avoid penalties and interest being added to your account. You can call the accountant to find out how much you owe on your account at 832-910-7525.











YOU'RE INVITED

NEXT LADIES' BOOK CLUB THURSDAY, SEPTEMBER 13, AT 6:30 P.M. IN A100

BOOK FOR SEPTEMBER

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9:00 & 10:30 a.m. SPRING

Old Town Spring - Autumn Art & Texas Wine Festival. October 6& 7. Go to mainstreet festivals.com or call 832 992-3896





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Old Town Spring - Pet Fest Oct. 20-21. Spring Preservation Park. Go to oldtownspring.com or call 281 353-9310.

Galveston Island Oktoberfest! October 26-27, 2018

Celebrate The 37th Annual Edition of Fri. 5:00 – 11:00 pm, Sat. 11:00 am -11:00 pm

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Christ the Good Shepherd Catholic Community

18511 Klein Church Road, Spring, TX 77379

FALL FESTIVAL

Saturday, October 20, 2018 11:00am 6:00pm



Children Adults Families

Games for all ages, Pony ride, Petting zoo, Paintball, Rock climbing, Inflatable games, Great International food, Craft vendors, Silent Auctions, Live entertainment, Raffle

For more information: www.cgscc.church 281-376-6831 E-mail: festival@cgscc.church

NOTE: Offsite Parking available at Trinity Klein Lutheran Church, 5201 Spring Cypress Rd, Spring. Shuttle service will be provided to CGS Fall Festival.

Community Craft Festival

Everyone is welcome to attend the Northwoods Community Craft Fair held on Saturday, October

6 from 9 am – 3 pm. It is located at Northwoods Presbyterian Church, 3200 Cypress Creek Parkway (corner of TC Jester and FM 1960). There will be handcrafted items from all over the world. We are having a plant sale as well. We have a large selection of plants: Bromeliads, Dragon Fruit Plant, succulents and many more. There will be raffle prizes, baked goods, and pulled pork sandwiches. You can buy Christmas gifts for everyone on your list from over 40 vendors. Admission is free.

FREE Workshop: Unlock your identity and discover your passion. Supporting women in discovering who they are and setting goals to reach their potential. Limited seats.



Sign Up Now!

OCV Clubhouse 4068 Gladeridge Drive Houston, TX 77068 Saturday, Nov. 3, 2018 9am - 12pm

Facilitator: Ericka Landry, EdD

For more info or to sign up go to https://bit.ly/2NI7bEu

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