

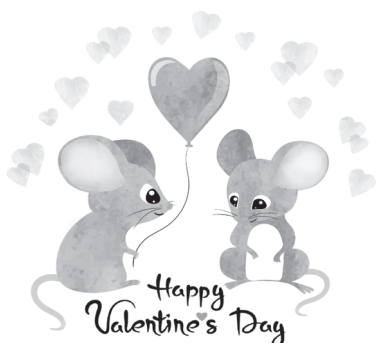
The Oak Creek Village

Community News

The Official Neighborhood Publication for February, 2021 - www.oakcreekvillage.org

Inside February

- Pruning with the Masters
- It's Time to Clean House



OCV Board Meeting Minutes 1/12/2021

Happy New Year

The meeting was conducted remotely but a couple of the Board members did meet at the club house. Board members present remotely were Jon Whisler, Lloyd Bratton, George Arreguin, Darryl Johnson and Board members present at the club house were Elizabeth Davis and (JB) Jim Bowers. We had the privilege of a couple of residents to join them, they were Kati and Josh Donaho. They very graciously offered to help in any way they can. It was truly appreciated.

The meeting was called to order by Jon at 7.30 pm. The December meeting minutes were read and approved.

Recreation Report: No written report but Elizabeth said the painting and texturing of the ceiling at the club house was

done and still waiting on the window to be fixed. It should be done by now.

Maintenance Report: No written report.

Security Report: please read the report in the newsletter, it was read and approved.
Deed Restriction: Report was read and approved. Kindly read JB's report in the newsletter.

Architectural Control: Darryl and JB are working closely on several issues together. No written report.

Treasurer's report: Please read it in the newsletter, it was approved.

The Board unanimously requested Jon Whisler to take the reigns as the President of the OCV Board and he graciously accepted. He will also continue as the Treasurer in the interim.

As there was no new business the meeting adjourned at 8.30pm.

Respectfully submitted by
Ooma Lakshmanan, Secretary

Deed Restrictions Monthly Report / Topic for January 2021

The OCV Community Association, Inc. (the "Association or OCVCA") identifies and advises property owners and residents of Deed Restriction violations within the Oak Creek Village. The purpose of the deed restrictions is to keep property values up and for property safety. When we confirm a violation we will be sending the property owner a letter and the owner will have 10 days to correct the violation. If the violation is not corrected a second letter will be sent giving the owner seven days. If the violation is not corrected a third letter will be sent giving the owner five days. If the violation is not corrected after the third letter generally the OCVCA will either excise the self-help clause * as allowed in the deed restrictions or have the matter referred to the Association's legal counsel and a lawsuit seeking enforcement of the deed restrictions may be filed by the OCVCA against the homeowner(s) in violation.

OCVCA is currently addressing various deed restriction enforcement matters throughout the OCV community, including some architectural control matters.

The advance written **approval** of the Association's Architectural Control Committee ("ACC") for any and all buildings and or improvement of any character, and for any exterior architectural design changes, is required. The applicable provision of the Deed Restrictions is as follows: "Article 2. ARCHITECTURAL CONTROL; No buildings or improvements of any character shall be erected or placed or the erection begun, or

cont. on page 4

OCV Executive Board

President, <i>Jon Whisler</i>	832 249-1342
Treasurer, <i>Jon Whisler</i>	832 249-1342
Architectural Control, <i>Darrel Johnson</i>	317 250-1920
Recreation, <i>Elizabeth Davis</i>	832 410-5733
OCVRecreation@yahoo.com	
Secretary, <i>Ooma Lakshmanan</i>	281 444-5687
Security, <i>Lloyd Bratton</i>	832 217-4522
Maintenance, <i>George Arreguin</i>	Unlisted
marielaareguin@yahoo.com	
Deed Restrictions, <i>Jim Bowers</i>	281 781-7160
jbowers58@yahoo.com	

Committee Numbers

Clubhouse Rental, <i>Sam Elliott</i>	281 236-7979
Information Officer, <i>Sharon Kuester</i>	281 444-1532
Newsletter Publisher, <i>Allison Marks</i>	346 336-8122
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 Department	
- (report neglected swimming pool).....	713 274-6300

Helpful Numbers

OCV Accountant, <i>TXMGMT</i>	832 910-7525
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, <i>Anita Cook</i>	281 440-1093
Treasurer, <i>Kathy Colbert</i>	281 583-0652
Directory, <i>Carol Barziza</i>	832 298-8351
Telephone Comm. <i>Mary Quinn</i>	662 312-8150
Telephone Comm. <i>Georgette Popeney</i>	281 444-3497

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

OCV Community Association Board of Directors Meeting Reminder



Tuesday, February 9th at 7:30pm

Residents are reminded that the Oak Creek Village Community Association Board of Directors normally meets on the second Tuesday of every month at 7:30pm. As always, 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.

Please Notice This **How To Reach Us**
(Financial Matters Only)
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Service@TXMGMT.com, www.txmgmt.com
To pay your maintenance assessment on line,
go to <https://txmgmt.cincwebaxis.com/>

Visit Us On The Web
www.OakCreekVillage.org

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](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 advertisements, 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)



Oak Creek Village Contract

HCSO - SHERIFF Ed Gonzalez

www.sheriff.hctx.net

Captain J. Coons, District 1 Patrol

December 1-31, 2020

	Total	Malloy	Schnur	Segovia	Other
Total	294	86	141	47	20
911 HANG UP	1	0	0	1	0
ACCIDENT MINOR	1	0	0	0	1
ALARM LOCAL	3	0	0	1	2
ARSON FIRE	1	0	0	0	1
BURG MOTOR VEHICLE	5	0	0	0	5
CONTRACT CHECK	209	37	126	44	2
CREDIT CARD ABUSE	1	0	1	0	0
DISCHARGE FIREARMS	1	0	0	1	0
DISTURBANCE LOUD NOISE	6	0	1	0	5
DISTURBANCE OTHER	1	0	0	0	1
DOA	2	2	0	0	0
FOLLOW UP	1	1	0	0	0
MEET THE CITIZEN	5	4	1	0	0
MEET THE OFFICER	1	0	1	0	0
MUD BUILDING CHECK	24	23	1	0	0
NUISANCE ABATEMENT	1	1	0	0	0
SUSPICIOUS PERSON	1	1	0	0	0
THEFT OTHER	1	0	1	0	0
TRAFFIC INITIATIVE	18	14	4	0	0
TRAFFIC STOP	4	0	4	0	0
VACATION WATCH	2	1	0	0	1
VEHICLE ABANDONED	1	1	0	0	0
VEHICLE STICKERED	2	1	1	0	0
VEHICLE SUSPICIOUS	1	0	0	0	1
WELFARE CHECK	1	0	0	0	1



TEEN JOB SEEKERS

B=Babysitting, P=Pet sitting, Y=Yard Work,
H=House Sitting *CPR Certified

Name	Age	Jobs	Phone
Dominique B.*	18	B+H+P	281-455-7397
Michelle P.	14	B+P	715-821-2280
Annette M.	16	B+H+P	281-455-7397
Keith	18	P	832-375-1613
Jason	15	P	832-375-1613

Please 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.**

OCV Community Association

January 12, 2021

Treasurer Report

Financial Report –

Balance Sheet

The November 30, 2020 balance sheet shows \$494,161 in the bank.

Statement of Revenue & Expense

For November 2020, revenue was below budget by (\$220) primarily due to lower than budgeted Security Receipts income. Expenses were above budget by (\$1,266) was mainly due to timing of legal expenses.

Transaction Report

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

Additional Notes:

Our 2021 Maintenance Fee of \$327 was approved at the November 2020 meeting and was mailed out the first week of December and was due at the beginning of January 2021. If it is not paid by January 31st there will be fees and interest added to it until paid.

Our 2021 Security Fee being collected on the water bill in the amount of \$30.50 was approved at the November meeting and will be sent to Bammel UD for the March 2021 bill as April is when the annual contract for Security renews and that bill is due by 20th of March.

Due to the Pandemic the Board is not able to meet at the clubhouse in person, in the meantime if residents have any concerns or questions kindly reach out to the appropriate Board member, their contact information is in the newsletter.

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Deed Restrictions from page 1

changes made in the design thereof after original construction, on any lot until the construction plans and specifications and a plot plan showing the location of the structure or improvements has been submitted to and approved by the Architectural Control Committee...."

Advance written ACC approval is required prior to any project commencing, whether: (i) new construction or an addition to an existing building, structure or improvement; or (ii) replacing or updating existing design with like materials. Advance written ACC approval is required regarding all aspects of design, including, but not limited to: (a) location (e.g., with respect to topography, finish grade elevation, set back lines, easements and other considerations); (b) size; (c) configuration; (d) style; (e) plans and specifications; (f) front, back and side elevations; (g) dimensions; (h) site plan; (i) quality and type of exterior materials; (j) exterior colors; and (k) architectural harmony.

Note: If a property owner or resident makes any architectural changes (whether new construction or changes to existing buildings, structures or improvements) without OCVCA approval, the Association may require that some or all unapproved changes be returned back to the original approved condition at the homeowner's sole expense.

The Association's form Architectural Control Application is located on the OCVCA's web site www.oakcreekvillage.org under the "Info for Residents" tab. The form Application may be

printed, completed and signed by the homeowner(s) and returned to the OCVCA along with all required detailed plans, specifications, drawings, etc. Proof of the OCVCA's receipt of any completed and signed ACC Application is also required.

Most property owners have taken the time to clean up their property and the street curb in front of their property of leaves and pine needles, however if you have not taken the time to clean your property please do or expect a violation notice letter. This action on your part will help prevent the storm system from flooding and backing up and I am sure it will make your neighbors happy and make the development look nice.

Please do not park vehicles on the grass. Vehicles can only be parked in the driveway or on the street. Speaking of street parking if you park on the street be considerate and do not to park directly across from a vehicle parked on the other side of the street. Our streets are narrow and you could impede a large emergency vehicle from getting through that could affect you and or your neighbor's safety.

Over the next few months' deed restrictions plans on identify and sending letters on properties that have mold, lot clutter and debris to include the driveway area. If you have not please take the time to look at your house and if there is mold growing on it have it removed. If you have not please take look at your lot and driveway area and remove any and all debris including canopy tents as the driveway is considered part of the lot.

Article 14 LOT MAINTENANCE; The owners or occupants of

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9:00 & 10:30 a.m. <small>SPRING CAMPUS</small> Modern Worship/Life Groups at 9:00 a.m. Blended Worship/Life Groups at 10:30 a.m.	9:45 & 11:15 a.m. <small>KLEIN CAMPUS</small> Bible Study at 9:45 a.m. Worship at 11:15 a.m.
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all lots shall at all times keep all weeds and grass thereon cut in a sanitary and healthful and attractive manner and shall in no event use any lot for storage of materials and equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted or permit the accumulation of garbage, trash or rubbish of any kind thereon.

* In the event of default on the part of the owner or occupant of any lot in observing the above requirements or any of them such default continuing after ten (10) days written notice thereof First or its assignee (the OCVCA) shall without liability to the owner or occupant in trespass or otherwise enter upon said lot or cause to be cut such weeds and grass and remove or cause to be removed such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions to as to said lot in a neat, attractive, healthful and sanitary condition and will charge the owner or occupant of the property.

If the homeowner will not allow the OCVCA to correct the violation as provided for, the HOA will then turn the violation over to the Association's legal counsel to seek enforcement.



Houston Rose Society



Pruning with the Masters

This year our annual pruning demonstration will be virtual, and we are fortunate to learn from our friends in the Gulf District. Kelly Texada and Billie Flynn will show us the proper and easy process to examine each rose bush in our garden in order to make the appropriate cuts promoting growth and bloom production. Pruning a bush incorrectly can lead to weak and deformed branches which will affect our landscape.

Both Kelly and Billie are Consulting Rosarians and members of the Central Louisiana Rose Society (CLRS) in Alexandria, Louisiana. Billie served many years as the Editor of the Rosebud, their society's newsletter and is currently serving as CLRS President. Kelly is CLRS Immediate-Past President. They both serve on the board for the American Rose Society Gulf District and together have presented rose horticulture programs at local, district and national meetings.

Please join our free, virtual meeting from your computer, tablet or smartphone on **February 11, 2021, from 7-9 pm.**
<https://global.gotomeeting.com/join/935062093>

You can also dial in using your phone.

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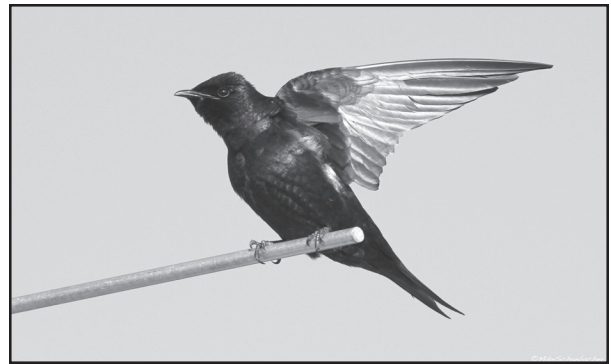
TWRC Wildlife Center

It's Time To Clean House, *By Cheryl Conley*

If you provide "rental property" for Purple Martins, then you know it's time to clean out your houses to get ready for their arrival.

The first Martins to arrive are referred to as the "Scouts" and they are the oldest birds. Older females arrive next followed by the younger birds. Martins will return to the same colony site where they resided the previous year. Once they arrive, nest-building will begin in 4 to 6 weeks. They use twigs, pine needles and straw. Once the nest is complete, they add a layer of green leaves. Ornithologists can only guess why they do this but think the leaves may act as an insecticide, may help keep the nest clean or help regulate the temperature and moisture levels. The female lays one egg per day for a total of 2 to 8 eggs. In about 15 days, the eggs begin to hatch which can take 2 to 3 days. Babies are fed up to 60 times a day by both moms and dads.

It takes 2 years for Martins to acquire their full adult plumage. Purple Martins aren't really purple. Mature Martins are a glossy deep blue—almost black-looking. They feed mostly on flying insects and can eat thousands of mosquitoes in a day. They catch most of the insects in mid-air and even drink water from



ponds, lakes and streams while flying.

If you've never had a Purple Martin house and you'd like to get one, there are some things you need to know. You've heard realtors talk about "location, location, location?" As a Purple Martin landlord, this holds true as well. They prefer large, open areas where the nearest building is a minimum of 30 feet away and from 25 to 60 feet away from trees. Make sure your house is secure and doesn't spin around when it's windy out. The birds can become disoriented.

You may be lucky and get renters your first year. Sometimes it takes a couple of years for them to discover your house. There are a couple of things you can do to increase your success. One website I checked suggested playing Purple Martin vocalizations near your Martin house very early in the morning. There are several recordings on YouTube. You can also place life-sized black decoys on your house. If you have a large house

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with several compartments, you can construct a fake nest in one of them. Don't forget to put green leaves on the top of the nest.

You should protect your Martin houses with predator guards. You can purchase owl and hawk guards. Predator baffles, or pole guards, will help keep snakes and raccoons from climbing the pole.

In late fall, you can take your Martin house down and put it back up when the Martins return in the spring. The other option is that you can leave it up but make sure you clean it well and block the entrances so other species of birds don't move in. Remove the blockages in spring when the Martins return.

TWRC Wildlife Center is gearing up for another busy year. Because of Covid-19 we've had to cut back on volunteers to work at our Center but we are in need of volunteers who would like to learn to rehabilitate wildlife in their homes. We train you and help you every step of the way. Rehabbing wildlife is the most rewarding thing you will ever do. www.twrcwildlifecenter.org. 713.468.TWRC

Mercer Botanic Gardens

Plant Folklore: Love & Devotion, Friday, Feb. 12, from 10 a.m. to 11 a.m. - Plants have a history of symbolizing devotion, romance, and love. Enjoy a lighthearted walk in the crisp winter air with Mercer staff to find plants steeped in

romantic folklore, including roses, lavender, oregano, thyme, and more. Meet in front of the Visitor Center at Mercer's East Side Main Gardens. Must be 12 or older. Children must be accompanied by a parent or guardian. This is an outdoor event, so participants should dress for the weather. Registration is required, as space is limited. To register or for more information, call 713-274-4160.

Online Tomato & Fruit Tree Sale, Saturday, Feb. 13, TMS Members only, from 8 a.m. to 10 a.m., Public shopping from 10 a.m. to 8 p.m. - The Mercer Society's annual Tomato & Fruit Tree Sale features a large variety of fruit trees and heirloom tomatoes that are proven well-suited for the climate and soils of the greater Houston area. With more than 60 varieties of fruit trees and more than 30 varieties of heirloom tomatoes, you are sure to find a treat for your garden! The tomatoes are 100% organically grown at The Mercer Society's Horticultural Propagation Center. Every year, TMS grows almost 5,000 tomato plants in its greenhouses for the community. Shop this virtual sale at themercersociety.square.site. All orders are pickup only; plants cannot be shipped. Plant pickup is off site at The Mercer Society's Horticultural Propagation Center, approximately one mile from Mercer at 3602 Hirschfield Road in Spring. For more information, call The Mercer Society at 713-274-4166.

EEW! POO!

We all love dogs but be considerate of others, and pick up the "poo" from public areas. Also, remember pets must be on leash while being walked.



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