



The Official Neighborhood Publication for September, 2024 - www.oakcreekvillage.org

Inside September

- **NHCRWA Water Fees**
- **Houston Rose Society**
- **Fun Events**



2024 Recreation Annual Report

Attempted to replace Aquatic Management as our pool service/Lifeguard company. Time ran out before we received responses, so the 2024 contract was signed.

Sought bids to update the tennis courts and accepted a desirable offer. The work was carried out above expectations.

We saw an increase of interest from the community as far as participation and utilization of amenities because of this.

Northland Christian Schools Cougar Camp contracted the pool and lifeguards.

We had some extra expenditures due to acts of vandalism after the remodel of the tennis courts.

Repairs were made to the electrical and plumbing for the pool house pumps, Gazebo and restrooms.

PLEASE DRIVE SAFELY

OCV HOA Board Meeting Minutes 8/13/24

The meeting was called to order at 7.40pm by Jon Whisler our President. Board members present were Lloyd Bratton, Darrel Johnson, Shawn Lane, Racquel Lona, Elizabeth Davis, and committee members Jim Bowers and Ooma Lakshmanan. Our Security Officers were also present.

Residents present were Yolanda Moore, Stacey McHerson, Minerva Cortez, David Cortez, T.Perez, Christian Procel, Kristi Salvato, Nick Fava and Bob VanEschan. The Residents needed clarification of some of their fences being down due to the hurricane and help to understand their responsibility.

We have had several applications for fence and roof replacement.

Security Report was read and approved.

Treasurer's report was read and approved.

There were no written recreation, architectural control or deed restriction reports, New Business: The Board approved \$2951 for maintenance of our web page and design.

The meeting adjourned at 9.20 pm

Submitted by
Ooma Lakshmanan, Secretary

OCV HOA General Body Meeting Minutes 8/22/24

The meeting was called to order at 7.35pm. Board members present were Jon Whisler, Lloyd Bratton, Darryel Johnson, Shawn Lane and Raquel Lona. Board members present were Jim Bowers and Ooma Lakshmanan. Our 2 Security Officers were also present.

We received 76 votes for our two candidates who were on our ballot. Raquel Lona and Lloyd Bratton. We certified that both of them were successfully elected to the Board.

The yearly reports of Recreation, Deed Restrictions, Security and Treasurer's reports were all read by the Directors and approved. Please read all the reports on the monthly newsletter.

The meeting adjourned at 8.18pm.

Submitted by
Ooma Lakshmanan, Secretary

OCV Executive Board

President, Jon Whisler
jon.whisler@sbcglobal.net
Vice President, Darrel Johnson
johnsonone1@yahoo.com
Recreation, Shawn Lane
ocvrecreation@yahoo.com
Security, Lloyd Bratton
ldhurley68@gmail.com
Maintenance Director, George Arreguin
cm2arreguin@gmail.com
Deed Restrictions, Raquel Lona
ocvdeedrestrictionscommittee@gmail.com

Committee Contacts

Secretary, Ooma Lakshmanan
ooma.lakshmanan@gmail.com
Jim Bowers
jbowers58@yahoo.com
Clubhouse Rental, Katie Donaho
oakcreekvillageclubhouse@gmail.com

Emergency/Helpful Numbers

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

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

*The deadline for the next issue of the
OCV Community News is September 15th!*

OCV Community Association Board of Directors Meeting Reminder September 9th, 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.

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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/trashservice.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

OCV Community Association
August 13, 2024
Treasurer Report

July 1-31, 2024

Financial Report –

Balance Sheet

The June 30, 2024, balance sheet shows \$495,764 in the bank.

Statement of Revenue & Expense

For June 2024, revenue was over budget by \$1,435 primarily due to being above budget on resale income. Expenses were below budget by \$1,403 was mainly due to lower clubhouse repairs expense.

Transaction Report

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

Additional Notes:

Our 2024 Maintenance Fee of \$352 was approved at the November 2023 meeting and was mailed out the first week of December and was due at the beginning of January 2024. If it was not paid by January 31st there will be fees and interest added to it until paid.

Our 2024 Security Fee to be collected on the monthly water bill in the amount of \$32.50 was approved at the November 2023 meeting and was sent to Bammel UD for the February 2024 bill to help with the increases we received in the new contract in November 2023 for the new year.

More Treasurer reports next page

Only Rain in the Storm Drain - You may think that it's ok for little things here and there to be put down the storm drain. It's easy to forget that your one little thing and my one little thing eventually add up to create a monster problem. Our storm drains don't filter what we put into them. They run directly into the bay. To help keep them clean, properly dispose of your motor oil, pick up after your pet, take your car to a car wash, follow the directions when you spray and fertilize your yard and **please don't rake your leaves into the storm drain!**



	Totals	K. Chang	D. Eason	J. Morrow	All Others
TOTAL	277	118	19	64	76
ALARM LOCAL	4	1	0	0	3
ANIMAL AGGRESSIVE	1	1	0	0	0
ARSON FIRE	1	1	0	0	0
ASSAULT AGG	1	0	1	0	0
BURG HABITATION	1	0	0	0	1
BURG MOTOR VEHICLE	1	1	0	0	0
CONTRACT CHECK	179	80	13	45	41
CREDIT CARD ABUSE	1	0	0	0	1
CRIMINAL MISCHIEF	1	0	0	1	0
DISCHARGE FIREARMS	1	0	0	0	1
DISTURBANCE FIREWORKS	2	0	1	0	1
DISTURBANCE LOUD NOISE	1	0	0	0	1
DISTURBANCE OTHER	1	0	0	1	0
DOA	1	0	0	0	1
DWI	1	0	1	0	0
EVADING	1	0	0	0	1
INFORMATION CALL	10	3	0	0	7
MEET THE CITIZEN	11	4	0	4	3
MENTAL HEALTH CALL	1	0	0	1	0
NEIGHBORHOOD CHECK	9	8	0	0	1
NUISANCE ABATEMENT	1	0	0	1	0
OPEN DOOR WINDOW	2	1	0	0	1
PROPERTY FOUND LOST	1	0	0	0	1
STATIONARY VISIBILITY PATROL	1	0	0	0	1
SUSPICIOUS PERSON	1	0	0	0	1
TELEPHONE HARASSMENT	1	0	0	0	1
THEFT OTHER	1	0	0	0	1
TRAFFIC HAZARD	14	10	0	4	0
TRAFFIC INITIATIVE	6	0	0	6	0
TRAFFIC STOP	2	2	0	0	0
VACATION WATCH	2	0	0	0	2
VEHICLE STICKERED	1	0	0	0	1
VEHICLE SUSPICIOUS	5	0	2	0	3
WELFARE CHECK	10	6	1	1	2

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**OCV Community Association
August 22, 2024
Annual Treasurer Report**

**OCV Community Association
Annual Deed Restrictions Report**

August 22, 2024

Financial Report –

Balance Sheet

The December 31st, 2023 balance sheet shows \$469,256 in the bank.

Statement of Revenue & Expense

For December 2023, YTD revenue was above budget by \$7,380 primarily due to higher than budgeted interest income. YTD Expenses were above budget by (\$120,624) was mainly due to higher than budget for legal, insurance, security, and major repairs expenses.

Transaction report

None

Additional Notes:

N/A



Please recycle your
**Paper, Glass
Aluminum & Plastic!**

*Oak Creek Village
Garden Club*

You're invited to join us as we meet each month for a variety of outings in and around Houston, always combined with lunch at a local restaurant. If you're interested in learning more about this group, please contact Jane Flores at 615.423.5410 (call or text), or email to jane.b.flores@gmail.com. We look forward to meeting you!

WHHO #MR E#MHN HU V

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

Michelle P.	18	B+P	715-821-2280
Mia	14	P+H	346-390-3069
Jack	15	P+Y	715-821-2280
Krissa**	14	B+P+H+Y	360-935-2682

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 services listed.**

Purpose

The purpose of the deed restrictions is to Preserve the residential character of the subdivision and to help maintain property values from declining. When a violation is confirmed, A set of notices/letters are sent to the property owner and the owner will have a specific timeframe allotted to correct the violation (Timeframe is based on the Notice No. received, i.e. 1st, 2nd, Final). If the violation is not corrected before the expiration of the notice/letter generally the OCVCA will either exercise 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. Please note if OCVCA exercises this clause and or proceeds to gain legal counsel, any and all fees associated with this process will then be added to the Homeowner's maintenance account.

Process

The **OCV Community Association, Inc.** (the "Association") identifies and advises property owners and residents of Deed Restriction violations within the Oak Creek Village. When a violation is identified a 1st notice is sent to the homeowner; after allotted time and no remedy is done by homeowner a 2nd notice is sent. After both notices expire a Final is sent prior to handing it over to the Association's legal counsel for legal instruction. Please understand we do not know the circumstances or situation a property owner or tenant is dealing with; the only awareness is that there is a violation present. If you receive a notice/letter and there are extenuating circumstances, then please contact us and let us know. Do not stew on it, complain, or get stressed out as there is always ways to fix a violation **but if you do not contact us** then we do not know.

Summary

We have issued over 300 deed restriction violation notices, turned over to the attorney some violations for attorney demand letters. We have exercised the self-help clause as provided.

Electrical Repairs & New Installations

OCV Resident



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sioned in the deed restrictions and corrected violations on nine (9) occurrences and added the expense to the homeowner's maintenance account. We have provided information and identified concerns in the newsletter.

Progress is being made however there seems to be a lack of understanding of the deed restrictions and how they apply. There also seems to be concerns of how outdated the deed restrictions are. We should consider other avenues on how to get information out to the community.

Events:

32nd Annual Texas Gatorfest, September 13-15, 2024, Fort Anahuac Park, 1704 S. Main St., Anahuac, TX 77514

Anahuac, the Alligator Capital of Texas, hosts this weekend festival featuring The Great Texas Alligator Roundup (the premier event of Gatorfest, attracting alligator hunters from across Texas) as well as live music, food and merchant vendors, carnival, airboat rides, freestyle bike show, 5k run/walk, comedy shows, and more.

For additional information and tickets visit: **Texasgatorfest.com**



AIA Sandcastle Competition - At this fun event organized by the Houston Chapter of the American Institute of Architects (AIA), teams of architects, designers, engineers, and contractors compete each year (generally the first Saturday in June) vying to win the prestigious 'Golden Bucket' award. Sandcastles are rated on originality of concept, artistic execution of the concept, technical difficulty, carving technique, and utilization of the site. Bring your own picnic, and consumption of alcohol is allowed in Appfel Park / East Beach. **All attendees 12 years old and older must purchase a ticket. Tickets can be pre-ordered or purchased at the gate for \$10.00. Your ticket does not include parking.**

Visit galvestonsandcastlefestival.com for tickets and more information. East Beach 1923 Boddeker Galveston, TX 77550



SAVE THE DATE!
"Come One and Come All"
to the Knights of Columbus Council
12th Annual Chili Cook-off
benefiting
The American Wheelchair Mission

Come join the Knights of Columbus Council 14512 (St Edward Catholic Church) 12th Annual Chili Cook-off benefiting The American Wheelchair Mission. The event will be held on Saturday, November 9, 2024, on the grounds of St. Simon & Jude Catholic Church, 26777 Glen Loch Dr., Spring, TX 77381. 10AM to 4PM, final judging begins at about 2:30PM.

Enjoy family entertainment, DJ music, games, drinks, home-made desserts, hamburgers, hot dogs and day long raffles of products, services, silent auction and 50/50 raffle. A 5-sample pack/1 drink admission is only \$5.00, which also includes you in day long door prize of about \$10 to \$15. Other raffles from \$3.00 to \$5.00 for much larger prizes will also be conducted during the day, along with a 50/50. All proceeds go toward purchasing wheelchairs for people in need through The American Wheelchair Mission.

If interested in entering a cooking team in the competition contact John Edwards at 832-871-6625 or johedwards7662@sbcglobal.net. Entry fee is \$150, deadline for entry is 10/31/2024.

Galveston ArtWalk, Saturday, October 05, November 30th. Presented every 6-8 weeks in partnership with downtown galleries, artist studios, nonprofits, and local businesses, ArtWalk takes place inside existing art spaces. This popular event is free and open to everyone. 2127 Strand, Downtown Galveston from 6:00 PM to 9:00 PM.



Fair On The Square is held on the 1st Saturday in October EVERY YEAR! This year the event will be on **October 5, 2024** from 9:00am-6:00pm – A Texas Sized Tradition!



The Fair on the Square, celebrating its 50th year, has been a hot spot to find one of kind treasures and gift items. The Fair is hosted by the Huntsville-Walker County Chamber of Commerce and depends on the generosity of many sponsors and volunteers! Approximately **400 booths of arts, crafts, food and entertainment** are sure to please festival patrons of all ages and gender. In addition, the Fair on the Square is an opportunity to bring literally thousands of visitors to our community, which boosts our tourism market. Visitors include not only people coming to the fair to shop but the vendors as well. The Fair on the Square provides an ideal opportunity to market the many businesses, organizations, churches and clubs

next page

Events from page 5

that thrive in the Huntsville community. The Chamber is a member and COMMUNITY service organization whose mission is to promote an environment to enhance the economic success of business in Walker County. It is an outdoor event! See ya there!

Houston Rose Society Annual Ice Cream Social & Rose Expert Panel



Since Hurricane Beryl's damage required us to cancel our July Meeting, we are holding our annual ice cream social in September. We will have ice cream available for all attendees. Please consider bringing your favorite ice cream topping or cookies to share with everyone.

We will have a panel of Consulting Rosarian Experts available to answer your questions on growing roses. Donald Burger, Maria Trevino, Mary Fulgham, and Randy Keen will share their expertise with us. Also, Mary and Randy will discuss their visit to English rose gardens and a flower show where Mary served as a Horticulture Judge during their vacation!

Danny Wilson with Farm Dirt and Karen Gerlach with Itchy Gardens and Art have been invited to share their knowledge and products with us.

This meeting is in person only at St. Andrew's Episcopal Church

located at 1819 Heights Blvd., Houston TX 77008. We hope you can join us and bring a guest on Thursday, September 12th at 7 pm.



GOLDEN-BLACKHAWK & CENTRAL CITY

- The G~B&CC is a large national award winning modular Z scale train layout created by: **Mister Dave**, aka David L. George of Spring, Texas and has appeared at model train shows from coast to coast. It is now housed at The Tomball Railroad Depot at 201 South Elm, Tomball, TX 77375. Come out and enjoy the many Rocky Mountain tunnels and bridges plus see the dynamic seashore of New England. 10:00am - 2:00pm Saturday only. For more information visit us at www.mrdavez.com where every day is Saturday!

NHCRWA Water Fees A Report Card and a Reminder

Background: About two years ago, many neighbors woke up to massive fees being imposed on water usage. As hot and dry weather persisted, water bills were in the hundreds of dollars per month for many. In some cases water bills were reported to be higher than summer electric (air conditioning) bills. Driving water bills higher was an obscure agency whose history dates to nearly 25 years ago named the North Harris County Regional Water Authority (NHCRWA). The November 2022 election provided a mechanism for change. Three chal-

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lengers to the five long-time directors, that had had zero turn-over in over twenty years, were successful in their campaigns, each with about a 3:1 LANDSLIDE vote margin. Mark Ramsey (Klein High graduate and Northampton resident) was one of those successful challenger directors. One long-time director barely survived a challenge.

Report Card—Deficiencies found and improvements made:

The new directors promised better transparency, accountability, and most importantly—stopping the ever-increasing water rate increases imposed by the long-time board of the NHCRWA. After taking office, they uncovered multiple areas of great concern, including:

- The prior board did not optimize financial returns on NHCRWA financial assets
- A complete lack of any conflict-of-interest disclosures by contractors, staff, or directors
- A lack of competitive vendor selection for some services—some had never had competitive bidding
- Poor quality financial modeling
- Massive bond indebtedness - about \$11,000 per house hold
- Obsolete operating rules
- Overcharges to ratepayers adding up to nearly \$300,000,000
- No effective program for obtaining assistance from the legislature

The three new directors, having a majority on the board, have worked hard to remedy these areas, some successfully and some with more work to do. Many of the votes have been 3-2 with the new directors voting for reducing the cost of water to the ratepayers and other changes. The two older long-term directors voted against additional rate cuts and other strategic improvements. Unfortunately, one of the new directors is no longer a reliable vote, and now usually votes with the long-time directors. Multiple votes for *additional rate cuts* have been rejected.

Director Mark Ramsey shepherded significant accomplishments including not just stopping rate increases, but went further to achieving two rate cuts of \$0.50/1000 gallons each. These two cuts amounted to a little over 20% of the NHCRWA water rate and are estimated to save ratepayers **\$60,000,000 in fees each year** across North Harris County! Mark Ramsey also was instrumental in “putting NHCRWA money to work” after discovering a \$10,000,000 account that was not earning any interest! (At current rates, that amounts to \$500,000 per year of non-ratepayer revenue!)

Reminder: This November 5, 2024, two of the current five directors will be on ballots. The NHCRWA race will be at the end of the long Harris County ballot. Vote to the very end of your ballot and vote for 40+ year resident Mark Ramsey to continue fighting hard for more cost savings and water rate cuts!

Houston Rose Society

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I CUT YOUR NHCRWA WATER RATE over 20% in less than 2 years! There is more to do!

My opponent **RAISED** your water rate over **2000%** during his **23 years** on the board!
You kicked him out in 2022. Now he wants back in!
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