

## NEW WEBSITE COMING SOON

**Attention!! Attention!!**  
**OCV-Residents**

Coming Soon: An updated Website for the Residents of OCV. You will get all the information like never before. Inform your neighbors and friends of the upcoming community events. You will start seeing these changes in the coming months, please continue to check back as we improve the site.

# FOR SALE

**For Sale: Toro lawnmower, model 20332.  
Brand new, still in box. I'd like \$250.00.  
Call Sharon at 281-444-1532**



POSITION AVAILABLE-----Short hours---No pay.  
OCVCA needs a Director of Maintenance. Duties are fix whatever breaks or get someone more knowledgeable to do it, maintain what isn't broken, and come to meetings once a month. Good job for a retired person. Call Sharon Kuester or any Director.

**Effective 7/2/15 there is a new accounting firm for Oak Creek Village as follows:**

**Brian Desilets, Partner**  
**Deep Waters Bookkeeping, LLC**  
**6935 Barney Road, Suite 100**  
**Houston, TX 77092**

[brian@deepwatersbookkeeping.com](mailto:brian@deepwatersbookkeeping.com)

832-813-0024 – Office  
713-690-7203 – Fax  
281-222-4176 – Cell



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



## How To Reach Us...

**Oak Creek Village  
Community Association, Inc.**  
P.O. Box 1052  
Cypress, Texas 77410-1052

## OCV EXECUTIVE BOARD

President, <i>Sharon Kuester</i> .....	281/444-1532
Architectural Control, <i>Tim Cooley</i> .....	281/513-3067
Tim.J.Cooley@gmail.com	
Treasurer, <i>Jon Whisler</i> .....	832/249-1342
Maintenance, <i>Nick Fava</i> .....	281/440-8638
Recreation, <i>Elizabeth Davis</i> .....	713/775-5458
OCVRecreation@yahoo.com	
Security, <i>Lloyd Bratton</i> .....	832/217-4522
Deed Restrictions, <i>A.J. Salinas</i> .....	281/444-1292

## COMMITTEE NUMBERS

Clubhouse Rental, <i>Laurie Elliott</i> .....	281/236-7979
OCV Accountant, <i>Nelson Jones</i> .....	281/351-2010
Newsletter Editor, <i>Meri Lou Fry</i> .....	281/440-8915
3903 Midforest Dr. (box on doorstep)	
loulala313@yahoo.com	
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>Anita Cook</i> ... ..	281/440-1093
<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

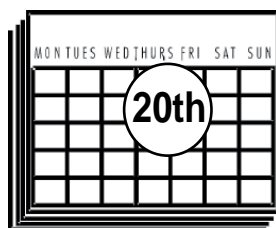
## Newsletter



**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	16	B+H+P	281/455-7397
Estefhany Chavarria	16	B+H+P	832/818-8671
Cameron Smith	19	B+H+P	281/898-0014

**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

*~ Meeting Reminder ~*

**August 11th, 2015**

**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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# OCV PRESIDENT'S LETTER

Dear Friends and Neighbors,

This month I would like to discuss trees, mostly dead. Forty-five years ago, when Oak Creek Village was just beginning, there were even more trees here than there are now. These were and are forest trees, mostly pine, sweet gum, (think spiky balls) and oaks. Lots of us have bought homes here partly because we like trees. However, trees get old, too, just like people. They also get stressed, because of drought, building on top of their root systems, and disease, and they die. Then comes the end of the drought, with thunderstorms, and high winds, and the dead trees fall on your house, your neighbor's house, your car, and across the street. Next come your insurance company and your neighbor's insurance company and they are not generous.

So, in order to avoid all these scenarios, some homeowners (and Centerpoint) decide to be proactive and cut down trees that are due to fall. This sometimes upsets their neighbors, who lose the shade they provided and expose them to unlovely views of their neighbor's back yard.

Unfortunately, friends, this is life. It takes time for new trees to grow, I know, but this is about all you can do. Crepe myrtles grow fairly fast, do not drop leaves in your pool and are pretty. Italian cypress grow tall, but they are skinny and prone to spider mites. Your nursery probably has some more ideas.

Another problem which involves trees is the branches of your neighbor's tree hanging over your yard and annoying you for one reason or another. You have the right to cut any branches hanging over your property, and to root prune any roots endangering your foundation. I had to have this done, and, so far, the trees are fine. Unfortunately, the roots under my driveway have died, causing my driveway to collapse. Oh, well, one can't have everything.

A third problem involving trees has to do with disposing of pieces of them which have fallen everywhere due to the aforementioned storms. J & S's requirements on tree branches is that they be cut in 4 foot pieces and TIED before being piled at the curb. They have been very cooperative lately about picking up what they can, but they have problems with the weather, too. Think waiting time at the dump, trucks encountering high water, and employees unable to get to work because of floods.

Finally, if you have a problem with J & S, you can call me, but remember, you can catch more flies with honey than with vinegar. Be nice, be patient, pay your bill, and,

I'll see you around the neighborhood,

*Sharon Kuester, prez*



## Oak Creek Village Security Stats

~ MAY 2015

Harris County

Sheriff's Office Patrol Bureau

TYPE OF ACTIVITY	M. Malloy	C. Sturghill	A. Reiter	Others	Monthly Total
911 Hang Up	0	0	0	3	3
Alarm Local	0	0	1	2	3
Alarm/Rep. Site	0	0	1	0	1
Animal/Humane	0	0	0	1	1
Burglary/Hab	0	0	2	0	2
Burglary/Motveh	0	1	0	1	2
Check Park	0	5	17	0	22
Contract Check	44	112	258	0	414
Criminal Mischief	1	0	0	1	2
Disturbance/Family	2	0	0	4	6
Disturbance/Other	0	1	0	3	4
Domestic/Prevent	0	0	1	2	3
Follow Up	1	0	0	0	1
Meet the Citizen	3	0	0	2	5
Meet the Officer	0	0	0	1	1
Neighborhood Check	0	0	0	4	4
Nuisance Abatement	1	0	0	0	1
Property Found/Lost	0	0	1	0	1
Sex Offender Verif.	2	0	0	0	2
Suspicious Person	5	1	0	2	8
Telephone/Harras	0	0	0	1	1
Traffic Initiative	12	0	0	0	12
Traffic Hazard	0	0	0	1	1
Traffic Stop	4	2	0	0	6
Vacation Watch	8	1	0	1	10
Vehicle Abandoned	2	0	0	0	2
Vehicle Suspicious	0	1	1	4	6
Welfare Check	0	1	0	3	4
<b>Total</b>	<b>85</b>	<b>125</b>	<b>282</b>	<b>36</b>	<b>528</b>

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## DEED RESTRICTIONS

**Louella Bernard, OCV Resident**

Please remember school is out and children will be in the streets playing and walking to the park/pool. Since we don't have sidewalks please drive the speed limit of 20 miles per hour. At considerable expense the HOA had solar panel signs placed throughout the subdivision to make everyone aware of the speed limit. If someone tries to pass you or passes you try and get their license plate number to report to Sheriff so they can look out for these cars.

If you have large bundles of limbs and debris because of our recent storms J&S requires that you tie up limbs and put these at the curb for pick up on Tuesdays. Also be sure you pay your quarterly statement to have regular pick up. Again a reminder to be sure to remove all trash, trash cans, debris, boxes, etc. from driveway not to be seen from the street.

Residents are not to park any automobiles, or automobiles that are not movable, on the grass of their property. If these automobiles are not moved from the grass, we may have no other alternative but to have them towed.

Please check to see if your house address number is visible either on the curb or on your house so that emergency vehicles, visitors, etc. can see them. This is a safety issue for emergency and/or the Sheriff to locate your home as well as easy for visitors.

Please note that conducting a business out of your home is in violation of the Deed Restrictions. Yes, of course you can have a home office but no resident is allowed to run a business out of their home and or garage or driveway. Any building materials, plumbing, irrigation materials, etc. are not to be stored on the residential property. Our subdivision is for single family dwellings. Obstructing traffic because of business vehicles is also prohibited.

With hurricane season coming up try and get your trees trimmed to avoid damage to your home. Also, when you trim your trees that helps sunlight to shine through to your lawn to help it grow.

We still have some homes in the subdivision that are in violation of the deed restrictions. Please remove any Xmas lights hanging from your home, portable air conditioner units from windows that can be seen from the street, gutters that need repair, rotted boards on homes be replaced and painted, mold removed from home, lawns mowed and edged. Refer to Deed Restriction No. 14 - Lot Maintenance.

Listed in our Oak Creek Village 2014 Residential Directory on Pages 65 through 69 are the Deed Restrictions and Architectural Control guidelines and restrictions for the subdivision. Please take some time to read them so that you are more informed of what each resident is expected to abide by while a homeowner, lessee or renter. If you do not have a Directory, please contact a member of the OCV Board and they will be happy to provide you a Directory.

Thanks again for your continued support and hard work to make Oak Creek Village a lovely place to live.

Master #18209  
GC #19360

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

**JUNE 9, 2015**

The meeting was called to order at 7:35 by President Sharon Kuester. Members present were Sharon Jon Whisler, Nick Fava, Tim Cooley, and Elizabeth Davis. Residents present were Neil and Pat Jennings, Marilyn Bogle, Bill Taylor, James Armand, Charles Townsend, Miranda Mosley, Brittany and Keylee Bradshaw, Albert Garcia, Jeff Ewalt, Linda and Perry Graham, and Toarton and Raashanda Kargar. The minutes of the May 12<sup>th</sup> meeting were read by Secretary Meri Lou Fry and approved as read.

A resident came forward to ask Tim Cooley, our Architectural Director, to approve a second-story garage addition to his residence. It was approved by the Board, with the condition that he provide more details before beginning construction.

Jon Whisler presented the Treasurer's report and commented that he and our lawyer were preparing liens to attach to the properties whose owners were over three years in arrears. The report was approved.

Next, Lloyd Bratton presented the Security report, commenting that we had had an incident of teenagers using strong profanity at the pool. The Board agreed that the lifeguards needed to be more proactive and that we need our rules sign updated. Lloyd also pointed out that our deputies were writing more tickets, as requested, especially at night. The report was approved.

Tim said there were no architectural issues, and that he had forwarded several questions from the website to the appropriate director.

Elizabeth said the installation of the fence along the west side of the park was proceeding as fast as the weather would allow, and that she would speak to the lifeguards.

Then, the Board took up the old business of approving the easement contract. Elizabeth said she had not had time to read it, and would abstain. There was one vote against and two votes for, with Jon and Nick also abstaining because of conflict of interest. We considered the contract approved.

Next, Nick, who had asked to report last, tendered his resignation. He presented each Board member with a multi-page letter detailing his reasons, which were various instances of discrimination. The Board members all were very surprised. At that point, Tim also resigned, as of August 1<sup>st</sup>, citing time issues. There was more discussion about the status of the website, which Jon said he would see to. In AJ's absence, Lou Bernard reported on the activities of the Deed Restriction committee, and the meeting adjourned at 9:40.

Respectfully submitted,  
Sharon Kuester, acting secretary.



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

**Minutes of Special Meeting,  
JUNE 15, 2015**

Subsequent to the regular Board meeting, Mark Brooks, lawyer for Bammel Utility District, informed me that he was not comfortable with the validity of the vote on the easement contract. Therefore, I called the five remaining members of the Board to re-vote on the contract. AJ Salinas, Lloyd Bratton, Jon Whisler, and I met at my house at 9 p.m. We discussed some of the more obscure details of the contract, and voted again to approve the contract. There were three yesses and Jon abstained due to conflict of interest.

Sharon Kuester, President, OCVCA

*Check out more on the web at:*

**OakCreekVillage.org**

*Stay informed, stay connected.*



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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION TREASURER'S REPORT

**JUNE 9, 2015**

## Balance Sheet

The April 30, 2015 balance sheet shows \$658,536 in the bank.

## Statement of Revenue & Expense

For April 2015, revenue was above budget by \$115 primarily due to higher Misc. income. Expenses were below budget by \$2,188 with the savings being spread evenly across all expense lines.

## Transaction report

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

## Additional Notes:

Our 2015 Maintenance Fee was mailed out at the end of November 2014 and was due January 2nd, 2015 in the amount of \$280. If for some reason, you have not paid your bill yet, please contact our accountant at 281-351-2010 to find out what your current delinquent balance is and make payment arrangements. We can set up a payment plan if necessary. Our mailing address is P.O. Box 1052, Cypress, TX 77410. This address is used for all formal correspondence and is checked by our accountant several times a week.

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BALANCE SHEET

**APRIL 30, 2015**

<u>ASSETS</u>	
Trustmark - Checking	\$ 99,986
Trustmark - Money Market	308,542
Bank of Texas - Money Market	25,009
Certificates of Deposit	225,000
Prepaid Expenses	-
Receivables - Current Year	25,724
Receivables - Prior Years	97,228
Security Receipts Receivable	5,078
Other Receivables	33
Allowance for Bad Debts	(81,516)
<b>Total Current Assets</b>	<b>705,084</b>
Land	34,365
Construction in Progress	-
Improvements & Equipment	435,595
Accumulated Depreciation	(272,432)
<b>Total PP&amp;E</b>	<b>197,528</b>
<b>Total Assets</b>	<b>\$ 902,612</b>
<u>LIABILITIES &amp; FUND BALANCES</u>	
Accounts Payable	\$ 938
Prepaid Maint. Fees	7
Deferred Revenue	124,880
Accrued Income Taxes	(2,216)
Reserve for Pipeline Damages	131,906
<b>Total Liabilities</b>	<b>255,516</b>
Fixed Asset Fund - Net	197,528
Maintenance Fund	279,779
Major Repair Fund	143,461
Current YTD Net Income	26,328
<b>Total Fund Balances</b>	<b>647,096</b>
<b>Total Liabilities &amp; Fund Balances</b>	<b>\$ 902,612</b>

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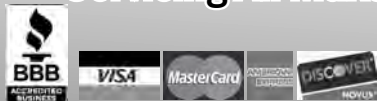
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or Water Heater Installation**

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## OAK CREEK VILLAGE

### COMMUNITY ASSOCIATION STATEMENT OF REVENUE AND EXPENSES

**APRIL 2015**

	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenue</b>						
Maint Fees - Current Year	\$ 15,610	\$ 15,610	\$ -	\$ 62,440	\$ 62,440	\$ -
Clubhouse Rentals	-	50	(50)	150	250	(100)
Interest Income	64	60	4	249	240	9
Pool & Tennis Receipts	-	-	-	-	-	-
Security Receipts	17,050	17,050	-	68,200	68,200	-
Transfer Fees	180	500	(320)	1,800	1,800	-
Miscellaneous Income	1,081	600	481	3,269	2,100	1,169
Total Revenue	33,985	33,870	115	136,108	135,030	1,078
<b>Expenses</b>						
Clubhouse Contract	500	500	-	2,000	2,000	-
Grounds Contract	939	1,250	311	3,754	4,175	421
Pool Contract	1,027	1,040	13	3,294	3,390	96
Security Contract	16,788	16,800	12	66,352	67,200	848
Clubhouse / Grounds Repair	-	600	600	580	1,600	1,020
Exterminating - Mosquitos	400	350	(50)	400	350	(50)
Pool Repairs & Supplies	-	500	500	-	800	800
Tennis Court Repairs	-	125	125	-	350	350
Accounting Fees	1,150	1,220	70	4,600	4,890	290
Auditing Fees	-	-	-	-	-	-
Bank Fees	18	5	(13)	18	20	2
Legal Fees	900	1,000	100	6,667	4,000	(2,667)
Insurance	-	-	-	-	-	-
Street Lighting	2,852	3,000	148	11,410	12,000	590
Other Electric	879	900	22	3,489	3,600	111
Gas	23	35	12	146	185	39
Water & Sewer	186	225	39	539	750	211
Telephone	39	42	3	147	168	21
Taxes	-	-	-	-	-	-
Bad Debts	-	-	-	-	-	-
Newsletter	-	-	-	-	-	-
Office & Miscellaneous	104	400	296	1,163	1,200	37
Major Repairs	1,158	1,158	(0)	588	1,600	1,012
Depreciation	-	-	-	4,633	4,633	(0)
Total Expenses	26,962	29,150	2,188	109,780	112,911	3,131
<b>Net Ordinary Income (Loss)</b>	\$ 7,023	\$ 4,720	\$ 2,303	\$ 26,328	\$ 22,119	\$ 4,209
<b>Net Other Income/Expense</b>	-	-	-	-	-	-
<b>Net Income</b>	\$ 7,023	\$ 4,720	\$ 2,303	\$ 26,328	\$ 22,119	\$ 4,209



**Jan Kopfler**

26 - Year Oak Creek Resident  
Top 25 Agents by H.B.J., 2009-2011  
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