



## RESIDENTS FOR IMPROVEMENT OF OAK CREEK VILLAGE (RFI)



## POSITIONS AVAILABLE



Recently, we have had numerous car break-ins and home robberies in our subdivision. At recent HOA meetings many of us heard and voiced concerns of these incidents. With this in mind, we need **at least 2 Block Captains** for each street to keep us aware of what is happening on your street. This will enable us to build a network of homes to cover the entire neighborhood

and build on the existing Captains we have for our Neighborhood Watch so far. As to the positions for Neighborhood Watch, these volunteers will basically be the "Eyes and Ears" of OUR NEIGHBORHOOD. **If you notice any negative activity call the 'NON-EMERGENCY' NUMBER 713-221-6000 OR 911 IF APPROPRIATE.** Keep these numbers on your speed dial and cell phone for quicker action. It would be a good idea to call the other Block Captain on your street to initiate the Block Captain Network we plan to establish. We realize that the times dictate two working professionals in many of our homes and that your volunteer time is limited with both work and children responsibilities but, the more Captains we can get, no matter the time you have available, the safer we can keep our Small Village. For those of us that have been here more than 30 years, it is heartening to see so many young people that have chosen to make Oak Creek Village their home. We will be having a meeting of ALL INTERESTED VOLUNTEERS sometime in November. If, in the meantime, you would call to let us know of your interest to allow for time and space. **Call the following: Lou Bernard at 281-444-4663, Patsy/Don Burroughs 281-586-7393, Irene Davis 281-781-7774. We look forward to hearing from you all!!**

## VOTE FOR ADDITIONAL SECURITY!!!!

Each household should be receiving in the mail in the next week a letter along with a ballot asking for your support to add an additional shift from the Sheriff's department giving us 24 hour security. There will be an additional small cost added to your water bill for adding this additional service, this amount will be shown in the letter. Residents are required to vote on this in order to give permission to the HOA to have the added security and to add the additional fee to our water bill. The cost at the present time for each household is \$18.50 per month. By adding this additional small amount you will have the comfort of knowing we have 24 hour Sheriff's protection in our subdivision. For those of you who have personally been victims of crimes, this should be a relief. **As stated in the letter, the ballots are to be returned no later than December 15th.**

*Thanks to all for your continued support.*



# [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, *Sharon Kuester* ..... 281/444-1532  
Architectural Control, *Tim Cooley* ..... 281/513-3067  
Tim.J.Cooley@gmail.com  
Treasurer, *Jon Whisler* ..... 832/249-1342  
Maintenance, *Ron Halk* ..... OCVMtce@gmail.com  
Recreation, *Elizabeth Davis* ..... 713/775-5458  
OCVRecreation@yahoo.com  
Security, *Lloyd Bratton* ..... 832/217-4522  
Deed Restrictions, *A.J. Salinas* ..... 281/444-1292

### COMMITTEE NUMBERS

Clubhouse Rental, *Laurie Elliott* ..... 832/283-2541  
OCV Accountant, *Nelson Jones* ..... 281/351-2010  
Newsletter Editor, *Meri Lou Fry* ..... 281/440-8915  
3903 Midforest Dr. (box on doorstep)  
MeriLouLy@sbcglobal.net  
Newsletter Publisher, *Diana Baskett* ..... 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, *Meri Lou Fry* ..... 281/440-8915  
1st Vice President, *Stella Franklin* ..... 281/440-7657  
Program  
2nd Vice President, *Carol Barziza* ..... 281/444-8957  
Yearbook-Historian  
Secretary, *Gene Rasmussen* ..... 281/440-1249  
Treasurer, *Kathy Colbert* ..... 281/583-0652

**Meetings are held on the fourth Tuesday of each month.**



# Oak Creek Village

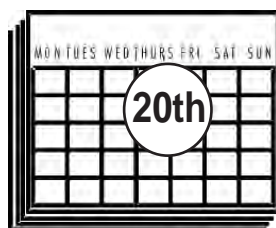
## Newsletter



**The deadline for the December issue is November 20th, 2013**

You can deliver your typed articles, classified ads\* or other submissions to:

Meri Lou Fry via email at [MeriLouLy@sbcglobal.net](mailto:MeriLouLy@sbcglobal.net) 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](mailto: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](http://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	15	B+H+P	281/455-7397
Estefhany Chavarria	15	B+H+P	832/818-8671
Paula Lamas	18	B+H+P	832/801-6384
Kaitlyn Linehan	16	B+H+P	281/836-5028
Kayla McMillan	16	B+P+H	832/799-3470
Cameron Owens	15	B+H+P+PW+Y	281/746-1118
Crescendo Robinson	14	B+H+P	281/706-6009
Cameron Smith	17	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](mailto:Di@DianaBaskett.com)

## Oak Creek Village Community Association Board of Directors

**Meeting Reminder:**

**December 10th, 2013 ~ 7:00 PM**

Residents are reminded that the Oak Creek Village Community Association Board of Directors meets on the second Tuesday of every month at 7:00 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.

## YOUR NEIGHBORHOOD HANDIMAN

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[Lb.reid@comcast.net](mailto:Lb.reid@comcast.net)



# OCV PRESIDENT'S LETTER

Dear Friends and Neighbors,

As I write this, there are a bunch of "imminents" swirling around my head. When you receive this, most of them will be "faits accompli." The Fall Festival and Halloween will have been enjoyed by all, and the agreement for the pipeline will have been signed. Then we will have \$420,000 (minus 33% tax) to spend on capital improvements. We are thinking of expanding the parking lot, resurfacing the pool deck, upgrading the front entrance monuments, and purchasing our very own electronic speed sign. That's a lot for that amount of money, but we're going to try! Please note that these funds cannot be spent on recurring expenses. For those, we are looking into increasing law enforcement presence in OCV. Lou Bernard is working on getting your opinion on this. She and Jan Kopfler are also busy tabulating replies to the KB questionnaire, which they will present at the November Board meeting to guide our decision on this matter.

I'm hoping our new Directory is also imminent. I'm having trouble, as usual, getting everyone to participate, but we'll do the best we can. I wish everyone would be cooperative, but at least we now know those of you who have something to hide!

In other news, I'm having a few complaints about J&S not coming to back doors, not taking all the trash, and mingling the recyclables. I'm going to look into this vigorously, but I need everyone's input, so could you please notify me if you are having problems with this.

Looking farther ahead, Thanksgiving and Christmas are coming and the weather is going to be conducive to getting out and cleaning up yards and roofs. Did you know that those leaves in the valleys of your roof contribute to shortening its life? Have a great November and Thanksgiving and...

I'll see you around the neighborhood.

*Sharon Kuester, prez*



There is a number on page 2 to call for Street Light Out in our newsletter.

Call this same number if your street light is ON during daylight hours as well. This could be due to tree limbs shading the lamp. Center Point will come out and trim the offending tree limbs.

**Breakfast with Santa**  
Saturday, December 14th  
9:30 AM to 11:30 AM  
Clubhouse

**Volunteers are needed!**  
Please contact Elizabeth at  
**713-775-5458** or  
**ocvrecreation@yahoo.com**



DON'T LEAVE YOUR 'DOGGIE DOO' IN YOUR NEIGHBOR'S YARD WHEN YOU'RE OUT FOR A STROLL! TAKE A BAGGIE WITH YOU AND PICK IT UP...THAT

WAY, ALL YOU WILL LEAVE BEHIND IS YOUR NEIGHBOR'S SMILE!



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### **NO GARDEN CLUB MEETING IN NOVEMBER**

See you at the December 6th Christmas party at Anita Cook's house, 17503 Butte Creek in Ponderosa. Bring a side dish to go with our Christmas Ham. The festivities begin at 10:30 a.m.

For more information call Meri Lou Fry.....281-440-8915  
or your hostess, Anita Cook.....281-440-1093



## *The Holidays are Here!*

November has arrived, and with it the holiday season is officially underway! You can make this season brighter for Neighbors in Need by participating in NAM's holiday food and toy drives.

Each year NAM receives requests from hundreds of fami-

lies who are going through a difficult time, and cannot afford a special meal or gifts for their children. This year, we expect to provide Thanksgiving and holiday meals to 1,800 families, as well as toys for 2,500 children. But we can't do it without your help.

The holiday projects are a great opportunity for families, businesses, youth organizations, congregations and more to come together and make a difference. Donations of non-perishable food and new, unwrapped toys (for ages 12 and under) may be brought to NAM's main office at 15555 Kuykendahl Road in Houston from 8 a.m. to 5 p.m. Monday through Thursday, or from 8 a.m. to 4 p.m. Fridays. Donations must be received by Thursday, December 12 in order to be distributed to families.

To be eligible for assistance, families who receive the meals and toys must live in NAM's service area and meet income requirements.

Volunteers are also needed to help sort and distribute the food and toys. To volunteer, please call the holiday coordinator at (281) 885-4555 ext. 3914, or email [holiday@namonline.org](mailto:holiday@namonline.org). Your help can truly change a family's holiday celebration this year.



**If you have personal items for sale, please submit your classified ad to Diana Baskett via email to [Di@DianaBaskett.com](mailto:Di@DianaBaskett.com), or deliver them to 6211 Hickorycrest Drive, Spring, Texas 77389.**

**Classified advertisements are only available to residents at no cost, and are not for business purposes.**

**Restrictions do apply, call 281/755-1959 for details.**



Antique 1934 Singer Electric Push Pedal Sewing Machine that is completely functional. Original table that has been refinished, with chair, new light bulb, and brand new transport carrying case included. Cash only please. Please contact Jim (979) 219-3219 or email: [jamesrfoxjr@yahoo.com](mailto:jamesrfoxjr@yahoo.com).



Small night stand with two drawers \$30. Large dresser w/out mirror \$70. Beautiful dresser w/ mirror \$175. Two black leather chairs \$75 each or \$100 for both. Cash only please. All are very heavy and need to be picked up. Please email: [jamesrfoxjr@yahoo.com](mailto:jamesrfoxjr@yahoo.com).



# Security News<sup>®</sup>

from Lt. R. Glaze

Harris County Constable's Office ~  
Precinct 4, North Central Office  
23008 Northcrest Drive  
Spring TX, 77388  
281/379-6134  
ronnie\_glaze@cd4.co.harris.tx.us



## Oak Creek Village

### Security Stats

~ SEPTEMBER 2013

Harris County

Sheriff's Office Patrol Bureau

As much as I hate to say it, the opportunity exists for anyone of us to become a victim of crime these days. Criminals are always looking for an easy target or an opportunity crime. Unfortunately we provide them with too many opportunities to do just that, such as unlocked car doors, a residential window left unlocked by accident, etc. One of the latest crimes involves wallets being taken from purses while shopping. Criminals scout the store for an easy target. They stalk their victim and simply wait for her to lean away from the shopping cart for just a moment and then they grab the wallet. In most cases the victim doesn't even realize their wallet is gone until they check out.

The above information brings me to my article for this month. We need to start making it harder for these guys to commit crimes! When I say we, I include myself. Recently I had the misfortune of becoming a victim of crime. Someone broke into my vehicle and stole numerous items. I blame myself since they were left them in plain view, thereby asking the criminal to just come and get it. I was lazy and made the mistake of thinking that it wouldn't happen to me. The old adage of **"Practice what you Preach"** comes to mind here. What's worse is that I hadn't taken serial numbers or marked any of them for identification purposes, so unless a miracle takes place I most likely will never see my property again.

So how do we make it tougher on the criminals? Use some of the standard precautions I've mentioned before. They do work for both homes and automobiles. The most important rule is to make sure and lock your doors. Set alarms both at home and in the car no matter how long you're going to be away. Don't leave expensive items such as electronics, expensive clothes, etc. in plain view. When you're in the store keep your personal items secure in a closed purse or out of easy reach. Keep an eye on your surroundings. Most of these are common sense things that we must get in the habit of doing on a regular basis.

Some of you may have seen recently where the Pct. 4 Constable's Office arrested several persons for vehicle burglaries and recovered a large amount of property. While interviewing the suspects we found that they mainly concentrated on unlocked vehicles, which according to them were in abundance. Most had valuable items in plain view making the crime that much easier to commit.

Let's say you take all the necessary precautions and you still become a victim of theft. You can still lessen the impact of the crime and possibly help locate your property by documenting serial and model numbers and by keeping record of any other identifying information. If possible place a name or phone number on the property to aid identification if it is recovered. Add to your documentation by using your camera or video camera. This not only helps with recovery and identification but will also be a big help with your insurance reports.

If your property is stolen we can list the items with their identification numbers in a database available to authorities. Good documentation will help recover your property. Stolen property is recovered on a regular basis and many times can't be returned because there is no way to know who owns it.

TYPE OF ACTIVITY	M. Malloy	D. Gilbert	Others	Monthly Total
Alarm Local	1	0	3	4
Burglary/Other	0	0	1	1
Burglary/Hab	1	0	0	1
Burglary/Motveh	2	0	2	4
Check Park	7	1	1	9
Contract Check	26	56	2	84
Criminal Mischief	1	0	1	2
Disturbance/Family	0	0	3	3
Disturbance/Other	0	0	3	3
Domestic/Prevent	0	0	1	1
Follow Up	1	0	0	1
In Progress	0	0	1	1
Information Call	1	0	0	1
Meet the Citizen	4	0	5	9
Neighborhood Check	0	1	18	19
Open Door/Window	0	0	1	1
Suspicious Person	5	0	2	7
Traffic Initiative	15	0	0	15
Traffic Stop	2	0	0	2
Vacation Watch	0	0	1	1
Vehicle Suspicious	1	2	2	5
Welfare Check	2	0	0	2
<b>Total</b>	<b>69</b>	<b>60</b>	<b>47</b>	<b>176</b>



## Do You Know Texas?

By Cheryl Conley,  
Vice President  
TWRC Wildlife Center\*

Whether you were born here or you got here as fast as you could, everyone agrees that Texas is a great place live. But, how much do you actually know about Texas? We know it's big, we know it's hot and we know we love our country music. I'm talking about how much you know about the great outdoors.

About 15% of Texas is covered in forestland. Trees you'll find in abundance are pine, mesquite, oak, pecan, hickory and cypress. Much of the state is desert but it is alive with the color of nearly 5,000 species of wild flowers.

Ranked second in the country for inland water, Texas boasts large reservoirs, lakes and rivers, and miles of coastal shoreline.

The diverse landscape of Texas provides habitat for countless species of wildlife and is considered a birding paradise as most bird species can be found in Texas.

For outdoor enthusiasts, there are ample opportunities and possibilities for outdoor fun. We have 55 state parks, 2 national parks, 4 state forests, 4 national forests and 11 national wildlife refuges.

### How many of the following did you already know?

**STATE NICKNAME:** Lone Star State

**STATE BIRD:** Northern Mockingbird

**STATE FLOWER:** Bluebonnet

**STATE PLANT:** Prickly pear cactus

**STATE FISH:** Guadalupe bass

**STATE INSECT:** Monarch butterfly

**STATE TREE:** Pecan

**STATE REPTILE:** Texas Horned Lizard

**STATE FLYING MAMMAL:** Mexican Free-tailed Bat

**STATE LARGE MAMMAL:** Longhorn

**STATE SMALL MAMMAL:** Nine-banded Armadillo

Texas truly is a great state so get out there and enjoy everything it offers. Whether it's hunting, fishing, rock climbing, camping, rafting or lounging on the beach, it's all available right here!

\*TWRC Wildlife Center is a 33-year-old non-profit organization that rehabilitates injured and orphaned wildlife with the goal of returning healthy animals back to the wild. Last year nearly 6,000 animals were admitted needing help. Through educational outreach programs and camps for children, we promote awareness of the vital role of wildlife in our community. TWRC Wildlife Center has two locations, 10801 Hammerly Boulevard in Houston and 1118 Pruitt Road in The Woodlands. For more information go to [www.twrcwildlifecenter.org](http://www.twrcwildlifecenter.org) or call 713-468-8972.

## MAKE THE NEWSLETTER YOUR OWN

The newsletter is your paper and we want to hear from you!

**OCV neighborhood news for the newsletter**

**Write an interesting or funny article**

**Tell about a great place to visit**

**Share your good news**

**Family Birthdays**

**New Baby**

**Kid's Accomplishments**

**Groups**

**Service**

**Holiday Wishes**



Let's personalize our newsletter by adding things your family enjoys!

**Have a great photo you might like to share?** Send it in, share it, and see it on the front cover of the paper for all to enjoy. Perhaps it's funny, pretty, artistically interesting, or just something you want to share.

If you have an interesting idea for the newsletter please let me know, email me at [MeriLouLy@sbcglobal.net](mailto:MeriLouLy@sbcglobal.net). It's your paper – make it your own!

## UPCOMING EVENTS



**Northwest Assistance Ministries • 15555 Kuykendahl Road  
Houston, Texas 77090-3651 • 281-885-4555**

**Friday, Nov. 1- Thu., Dec. 12**

Holiday Project - Please bring your donations of non-perishable food and new, unwrapped toys.

**Saturday, Nov. 23**

Distribution of Thanksgiving food to pre-registered Neighbors.

**Wednesday, Nov. 27- Fri., Nov. 29**

NAM offices close at noon on Wednesday for Thanksgiving; re-open Monday, December 2.

**Sunday, Dec. 1**

Donations accepted at new Treasures of the Heart location.

**Saturday, Dec. 14**

Distribution of food and toys to pre-registered Neighbors.

**Tuesday, Dec. 24- Thu., Dec. 26**

NAM offices closed; re-open on Friday, Dec. 27

**Tuesday, Dec. 31**

Last day to donate furniture, clothing and housewares at the old Treasures of the Heart store at 3645 F.M. 1960.





# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

**OCTOBER 8, 2013**

The meeting was called to order at 7:05 p.m. by President Sharon Kuester who immediately turned it over to Security Director, Lloyd Bratton, who introduced OCV's deputies, Mike Malloy and David Gilbert. They were accompanied by Sergeant Hank Weirich. These men came to discuss the series of burglaries perpetrated in OCV in August. The 40-odd residents attending the meeting were very interested in their comments and posed many questions. Residents also offered some solutions that had helped solve previous problems. They were interested in our traffic troubles and the officers suggested some ways to curb these problems. These discussions went on for over an hour.

At 8:15 p.m. the business meeting of the board resumed. Members present were Sharon, Ron Halk, Lloyd Bratton, and Jon Whisler.

The minutes of the September 10, 2013 meeting were approved as corrected. The Auditors furnish the board with their reports...no request is necessary.

## REPORTS

**Maintenance** – Written report read and approved. Ron reported that Matt McKay had done good work on the Pool Storehouse. Second half can now begin.

**Security** – Sheriff's report read. Lloyd told residents not to hesitate to call the sheriff when something doesn't seem right. Better safe than sorry.

**Treasury** – Written reports read and approved. Cost of 24 hour security discussed. It was estimated that addition to water bill would be around \$10.00 per month. Security cameras for the subdivision were also discussed.

## OLD BUSINESS

Pipeline business should be settled in about one week.

A motion was made and approved to put on extra security for Halloween and the two nights following it.

Volunteers are needed for Neighborhood Watch.

## NEW BUSINESS

Estimates are needed to repair chair seats for the clubhouse.

Meeting adjourned at 8:50 p.m.

**Respectfully submitted, Meri Lou Fry, Secretary**

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION MAINTENANCE REPORT

**OCTOBER 8, 2013**

1. Got a call Sunday morning, 22nd, that there was a tree leaning on power cable to the lights for the park area. Power Company and Fire Dept. had responded. Power Company said not my problem, but our Fire Dept. had cut the tree off so that the weight of tree was significantly less. The messenger cable that hold the power cable appears not to be damaged. Monday I contacted Jones Road Tree Service and had the tree removed. They had done work for Oak Creek prior in tree removal. This time they billed Oak Creek \$541.25 for one tree.
2. Work on the Pool House was started 1st of October by Matt McKay. And first half of his bid has been completed, his req# 8675309 and I believe he is due the first payment of \$353.75, includes the 5% discount he gave us

**Ron Halk, Director**

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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION TREASURER'S REPORT

OCTOBER 8, 2013

## Balance Sheet

The August 31st, 2013 balance sheet shows \$240,922 in the bank.

## Statement of Revenue & Expense

For August 2013, revenue was above budget by \$301 primarily due to higher Transfer Fee Income. Expenses were above budget by \$9,125 with the overage mainly being legal fee expense.

## Transaction report

We had our normal operating expenses in the month of August with the additional legal fees being paid.

## Additional Notes:

N/A.

Check out more on the web at:  
**OakCreekVillage.org**  
Stay informed, stay connected.

## Vacation Watch

To initiate a VACATION WATCH at any time, please call the Sheriff's Department at 713/221-6000. The clerk will complete the information and the data will be forwarded to officers that patrol.

## PROMPT, RELIABLE SERVICE

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# OAK CREEK VILLAGE COMMUNITY ASSOCIATION BALANCE SHEET

AUGUST 31, 2013

<u>ASSETS</u>	
Trustmark - Checking	\$ 15,554
Trustmark - Money Market	225,368
Certificates of Deposit	-
Prepaid Expenses	-
Receivables - Current Year	16,530
Receivables - Prior Years	78,909
Security Receipts Receivable	14,258
Other Receivables	33
Allowance for Bad Debts	(59,947)
<b>Total Current Assets</b>	<b>290,705</b>
Land	34,365
Improvements & Equipment	394,436
Accumulated Depreciation	(257,598)
<b>Total PP&amp;E</b>	<b>171,203</b>
<b>Total Assets</b>	<b>\$ 461,909</b>
<u>LIABILITIES &amp; FUND BALANCES</u>	
Accounts Payable	\$ 938
Prepaid Maint. Fees	491
Deferred Revenue	58,872
<b>Total Liabilities</b>	<b>60,302</b>
Fixed Asset Fund - Net	171,203
Maintenance Fund	105,658
Major Repair Fund	128,082
Current YTD Net Income	(3,337)
<b>Total Fund Balances</b>	<b>401,607</b>
<b>Total Liabilities &amp; Fund Balances</b>	<b>\$ 461,909</b>

# OAK CREEK VILLAGE COMMUNITY ASSOCIATION STATEMENT OF REVENUE AND EXPENSES

AUGUST 2013

	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance
<u>Revenue</u>						
Maint Fees - Current Year	\$ 14,718	\$ 14,718	\$ -	\$ 117,744	\$ 117,744	\$ -
Clubhouse Rentals	150	50	100	675	450	225
Interest Income	48	55	(7)	374	470	(96)
Pool & Tennis Receipts	-	-	-	287	400	(113)
Security Receipts	10,833	10,833	0	86,667	86,666	1
Transfer Fees	525	300	225	3,975	1,900	2,075
Miscellaneous Income	283	300	(17)	4,626	3,600	1,026
<b>Total Revenue</b>	<b>26,557</b>	<b>26,256</b>	<b>301</b>	<b>214,350</b>	<b>211,230</b>	<b>3,120</b>
<u>Expenses</u>						
Clubhouse Contract	500	500	-	4,000	4,000	-
Grounds Contract	938	875	37	7,713	8,350	637
Pool Contract	7,487	6,700	(787)	39,345	26,720	(3,625)
Security Contract	10,859	10,800	141	85,832	86,800	768
Clubhouse / Grounds Repair	44	600	556	411	4,000	3,589
Exterminating - Mosquitos	375	500	125	1,650	2,200	550
Pool Repairs & Supplies	789	700	(89)	3,863	4,800	937
Tennis Court Repairs	36	125	89	548	850	302
Accounting Fees	1,325	1,085	(240)	9,250	9,260	10
Auditing Fees	-	-	-	-	7,000	7,000
Bank Fees	-	5	5	26	40	14
Legal Fees	5,044	667	(7,377)	15,190	5,333	(9,857)
Insurance	5,401	5,300	(101)	7,910	8,000	90
Street Lighting	3,183	3,200	17	23,878	24,600	722
Other Electric	1,125	1,100	(25)	6,916	7,950	1,034
Gas	24	30	6	233	265	32
Water & Sewer	865	500	(165)	2,583	3,200	617
Telephone	36	42	6	290	336	46
Taxes	-	-	-	2	-	(2)
Bad Debts	-	-	-	-	-	-
Newsletter	988	-	(988)	2,952	2,000	(952)
Office & Miscellaneous	1,736	1,400	(336)	4,826	3,100	(1,726)
Major Repairs	1,158	1,158	(0)	9,267	9,266	(1)
Depreciation	-	-	-	-	-	-
<b>Total Expenses</b>	<b>44,512</b>	<b>35,387</b>	<b>(9,125)</b>	<b>217,687</b>	<b>217,670</b>	<b>163</b>
<b>Net Income (Loss)</b>	<b>\$ (17,955)</b>	<b>\$ (9,131)</b>	<b>\$ (8,824)</b>	<b>\$ (3,337)</b>	<b>\$ (6,640)</b>	<b>\$ 3,303</b>



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Please **NO BUSINESS** ads, this group is for Oak Creek Village Residents who are either looking for, or have personal items to beg, barter, buy and sell.

Rules are easy, use good judgement (nothing inappropriate), be honest in your listings, no scammers, no profanity and **PLEASE REMOVE YOUR POST ONCE IT IS SOLD.**

If you abuse this site you will be banned. All posts are subject to removal by the Admins at any time.

# Oak Creek Village



If you are interested in buying or selling personal items to/from your neighbors, please join our new **Facebook** group  
**“Beg, Barter, Buy & Sell in Oak Creek Village.”**

This is a closed group where residents can post personal items for sale, items that they are seeking to purchase or any local news or events that they wish to share with their neighbors. Many Facebook groups like this one have started up recently and have been taking off like gangbusters, so take a minute to join the group today and watch it grow into a resource we can all utilize!

As always, please use good judgment when meeting someone to purchase or sell items, it is recommended to meet in a public place instead of your home. Please take time to completely inspect items you are purchasing prior to exchanging cash, buyers beware! If you are selling items please include a complete description as well as accurate condition, fair price and location willing to meet for exchange. **NO BUSINESSES ALLOWED!**

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# Oak Creek Village Yard of the Month for October 2013



*🌿 Congratulations! 🌿*

This unusual yard lives at 15114 Parkville, at Gladeridge. Karen Burgess, a lover of tropical plants and trees, lives there. Some of her choices include Plumeria, pinecone gingers, Pride of Barbados and Orchid trees, to mention a few. Her Orchid tree in front is young...not blooming yet. When you go by this busy corner, keep an eye out for that tree. It will be worth the wait...