



The Official Neighborhood Publication for February 2023 - [www.oakcreekvillage.org](http://www.oakcreekvillage.org)

## Inside February

- **Calling All Nature Lovers**
- **A Sticky Situation**
- **Cypress Creek Art Show/Sale**
- **Texas Independence Day Celebration**



## OCV HOA Board Meeting Minutes 1/11/2023

The meeting was called to order by President Jon Whisler at 7:55pm. Board members present were Lloyd Bratton, Darrel Johnson, George Arreguin, Josh Donaho and Committee member, Jim Bowers.

The minutes of the December meeting were read and approved.

Maintenance Report: Read and approved. There was no written report for the Architectural Control. We had a couple of applications for solar panel installation and they were approved.

Security: The report was read and approved.

Deed Restrictions: The report was read and approved. Treasurer's Report: It was read and approved.

The Bammel UD has approved a refund to every household in our neighborhood in the amount of \$5.50c towards the missed trash collection this past month.

It will show in the next couple of months water bill.

New Business:

The Board unanimously approved to move \$50,000 from our funds into a 3 month CD with Veritex Bank, as we would be earning a better return to our investment. The Board also unanimously approved to move another \$50,000 into a 6 month CD with Veritex Bank to get a better rate.

The Board also approved to award with a monetary gift card for the best decorated houses, First place and Second Place winners in our neighborhood during Halloween and Christmas. This is a fun way to incentivize our neighbors to be creative and strive to make our neighborhood shine!

As there was no other business, the meeting was adjourned at 9:21pm.

Residents please feel free to join us for our next monthly meeting at our club house, second Tuesday at 7.30pm.

*Respectfully submitted by Ooma Lakshmanan - Secretary*

## Deed Restrictions Report December 2022

The Oakcreek Village HOA would like to take the time to remind the residents and inform the new residents that **TRAILERS ARE NOT** allowed to be stored at resident's homes. Trailers must be stored off property or in garages. **TRASH CANS ARE NOT** to be stored in clear sight of other residents, trash cans and recycling bins must be stored behind fences or in garages. **CARS AND TRUCKS MUST HAVE** a valid registration with the state of Texas and must be drivable and in working condition. Commercial vehicles are not allowed to be stored overnight in the subdivision; all commercial vehicles must be stored out of the neighborhood. Deed restriction violations will receive letters from the HOA, if the deed restriction is not corrected the resident will receive another letter. When there has been a total of 3 letters sent to the resident and the deed restriction has not been corrected the resident's information will be sent to the HOA attorney for further action, which will end with legal fees being applied to the residents' yearly fees.

The HOA has received complaints about pets in the neighborhood, if you have a dog that barks, please be respectful of your neighbors and bring the pet indoors at night. Chickens and any kind of birds are not allowed to be caged or run free in the neighborhood. Any resident that has any kind bird not allowed in the neighborhood, any resident that is found to be in possession of any game bird or birds will be sent the series of letters and if not corrected will have the legal fees added to their yearly fees.

The HOA has received complaints about residents in the neighborhood blowing  
*cont.on page 4*

## OCV Executive Board

President, *Jon Whisler*.....832 249-1342  
 Architectural Control, *Darrel Johnson*.....317 250-1920  
 Recreation, *Elizabeth Davis*..... 832 410-5733  
 OCVRecreation@yahoo.com  
 Secretary, *Ooma Lakshmanan*.....281 444-5687  
 Security, *Lloyd Bratton* .....832 469-5144  
 Maintenance, *George Arreguin*.....Unlisted  
 marielaareguin@yahoo.com  
 Deed Restrictions, *Josh Donaho*.....832 666-8121  
 jdonaho76@gmail.com

## Committee Numbers

Clubhouse Rental, *Katie Donaho*  
 oakcreekvillageclubhouse@gmail.com  
 Newsletter Publisher, *Allison Marks* .....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, *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 February 15!*

## OCV Community Association Board of Directors Meeting Reminder February 14, 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)*  
**TXMGMT**



P.O. Box 9184 • The Woodlands, TX 77387  
 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](http://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

January 11, 2023

Treasurer Report

Dec. 1-31, 2022

	Total	Lopez	Morrow	Schnur	Others
TOTAL	320	119	69	102	30
ACCIDENT MINOR	1	0	0	1	0
ALARM LOCAL	5	0	1	1	3
ALARMAUDSILHU	2	0	1	0	1
ANIMAL AGGRESSIVE	2	0	0	0	2
ASSAULT FAMILY	3	0	0	1	2
BURG MOTOR VEHICLE	1	0	0	0	1
CHECK PARK	2	1	0	1	0
CHILD CUSTODY DISP	1	0	0	1	0
CONTRACT CHECK	227	108	43	74	2
DIST FAMILY	6	0	1	3	2
DISTURBANCE FIREWORKS	1	1	0	0	0
DISTURBANCE LOUD NOISE	7	0	0	1	6
DISTURBANCE OTHER	1	1	0	0	0
DOMESTIC PREVENT	1	0	0	1	0
INFORMATION CALL	4	0	2	1	1
MEET THE CITIZEN	13	1	4	3	5
MEET THE OFFICER	3	0	0	2	1
MISSING PERSON	1	0	0	0	1
MUD BUILDING CHECK	5	5	0	0	0
SUSPICIOUS PERSON	3	1	0	0	2
TRAFFIC INITIATIVE	14	0	9	5	0
TRAFFIC STOP	8	0	7	1	0
VACATION WATCH	1	0	0	1	0
VEHICLE ABANDONED	1	0	0	1	0
VEHICLE STOLEN	2	0	1	1	0
VEHICLE SUSPICIOUS	2	1	0	1	0
WELFARE CHECK	3	0	0	2	1



## Financial Report –

### Balance Sheet

The November 30, 2022 balance sheet shows \$577,380 in the bank.

### Statement of Revenue & Expense

For November 2022, revenue was overbudget by \$1,178 primarily due to higher than budgeted security receipts income. Expenses were above budget by (\$2,228) was mainly due to higher than budgeted security expense.

### Transaction report

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

### Additional Notes:

Our 2023 Maintenance Fee of \$343 was approved at the November meeting and was mailed out the first week of December and was due at the beginning of January 2023. If it is not paid by January 31st there will be fees and interest added to it until paid.

Our 2023 Security Fee being collected on the water bill in the amount of \$31.75 was approved at the last meeting and will be sent to Bammel UD for the February 2023 bill as March is when the annual contract for Security renews and that bill is due by 20th of March.



**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!**



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Published by Copperhead Publishing (346) 336-8122  
PO Box 131776-1776 The Woodlands, TX. 77393

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*Deed Restrictions from page 1*

leaves and yard debris in the storm drains. Please do not do this as it can cause problems with the storm drain system. Any resident that does this will be sent a letter or letters from the HOA and fees can be charged back to the home owner. The month of December the Deed restriction committee sent out 14 Deed restriction violation letters to home owners.

**01/11/2023**

**Maintenance reports as follows:**

1. Christmas ornaments hung up at both main entrances to the neighborhood also at the front door of clubhouse.
2. Added Christmas lights to main entrance sign – discovered bad electrical components .
  - Got components replaced and found out we have not had electrical service since 2019 at this site
  - Electrical repairmen called and placed trouble call to Centerpoint they came out and requested we add service prior to them continuing any service call.
  - Electrician is on standby to complete the repair, I received information from Elizabeth that provided me with the name and account of electric provider to clubhouse.
  - Pending service call to electrical provider to complete service request.
3. Received a trouble call for club house male restroom not functioning
  - Due to being a service call on holiday it was nearly impossible to receive service repair.
  - I personally came to club house to trouble shoot issue . discovered that the handle to the male commode was completely on the ground I repaired it while I can get a plumber to replace all hardware with industrial parts.
4. I have a quote in process for repair of handicap ramp wood and refinish
5. Found a tennis court company that will be scheduling a quote to redo completely our tennis courts. This includes pickle board, fence, gates and mesh as well as tennis net. Date is pending due to holidays.
6. We need to contact new lawn service provider to full fill contract, the problem is that no one did a walk around with

the new company to make sure we have an understanding of everything that is in the contract. Last time I spoke with them they requested the president to be there at the site to go over contract.

7. Wanted to give an outstanding job for the post replacement and install around the entrance.

8. Wondering if we can put a schedule of clubhouse rental on line so I can tell when its rented out and at the same time allowing me to schedule work so it won't conflict with rental events.

Glad to see everyone is save and good from the holidays. I hope we have another great year.

Thank you to all board members for everything yall do Outstanding work and thank you for your volunteering service to our community.

Very Respectfully,  
George Arreguin  
Maintenance Director for Oak Creek Village

**North Harris County Regional Water Board  
Votes to Reduce Water Rates**

At its January 9, 2023, Regular Board Meeting, the Board of Directors of the North Harris County Regional Water Authority (NHCRWA) voted to reduce water rates. The Board reduced surface water rates from \$5.05 to \$4.55 per 1,000 gallons and groundwater pumpage fees from \$4.65 to \$4.15 per 1,000 gallons. These rate cuts, the first cuts in the history of NHCRWA, will go into effect February 1st.

Newly elected Board President and Director Mark Ramsey later said, "I am grateful that in just over a month of hard work since being sworn in, the Directors worked with the staff and consultants to identify and implement an immediate savings to ratepayers while working on longer-term solutions to better utilize abundant water resources available to North Harris County residents."



*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!

**TEEN JOB SEEKERS**



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

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Jason	17	P	832-375-1613
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.***

**You Are Invited To You are invited to the 16<sup>th</sup>  
Annual Cypress Creek Art Show and Sale**  
*Featuring over 25 local artists*

Original Oils, Acrylics, Watercolors, Collage and more

**Friday, March 3rd, 5:00 – 8:00 pm**  
**Saturday, March 4th, 10:00 – 5:00 pm**

Follow the signs to the Forum @ Cypress Creek Christian Church. **6823 Cypresswood Drive, Spring, TX 77379**  
Located between the Harris County Courthouse and the Barbara Bush Library

**Please come and invite all your friends!**  
**HOPE TO SEE YOU THERE!**  
For Information Email: [vronstadt@yahoo.com](mailto:vronstadt@yahoo.com)



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We are pleased to also offer military branch flags. Choose from Army, Navy, Air Force, Marines, or Coast Guard. U.S. Flag only is \$35 for the year; U.S. Flag plus one military branch is \$50. Additional military branch flags can be added for \$10 each, and you can add as many additional military flags as you'd like to your order.



This fundraiser allows our youth to provide a service to the community, learn patriotism, and work to accomplish various outdoor and high adventure type activities. It teaches them the importance of "earning their own way" in scouting. Your support of our boys is invaluable!

Please visit [www.ihTroop1659.org](http://www.ihTroop1659.org)

**Mercer Botanic Gardens**

22306 Aldine Westfield Road, Humble 713-274-4160  
[pct3.com](http://pct3.com) [mercerbotanicgardens@pct3.hctx](mailto:mercerbotanicgardens@pct3.hctx).

**Saturday Garden Club**, Jan. 28 - Jun. 24 - Kick off the New Year by learning something new, and getting dirty! Individuals and groups can volunteer with Mercer's professional horticulturists in unique and fun projects throughout the garden. Meet at Mercer's Visitor Center. Wear closed-toe walking shoes and bring your own water bottle. Register here. Contact Mercer's volunteer Coordinator: [Colleen.Powell@pct3.hctx.net](mailto:Colleen.Powell@pct3.hctx.net).

**SYMPHONY NORTH**  
*Of Houston*

*Winter Concert 2023*

**February 19, 4:00pm**  
Salem Lutheran Church

Conducted by Guest Conductor,  
Karl Blench



Featuring:  
Ferdinand Herold's "Overture to Zampa"  
Sergei Prokofiev's "Piano Concerto No. 1"  
Antonín Dvořák's "Symphony No.9 (New World)"

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**Flags Across the Community**

For over 20 years, the young men of Scouts BSA Troop 1659 have been placing flags in yards around Oak Creek Village in recognition of our patriotic holidays. In 2022, a U.S. Flag will be placed in your yard for Presidents' Day (February), Memorial Day (May), Flag Day (June), Independence Day (July), and Veterans' Day (November). Our scouts provide you with an outdoor flag and pole, installing a flat device in your yard that will not interfere with lawn maintenance.



## Houston Rose Society Rose Pruning Demonstration

February 11, 2023: Weather permitting, the annual Houston Rose Society February Rose Pruning Demonstration will be held **outdoors** at 2:00 p.m., **IN PERSON**, in the St. Andrew's Church courtyard located at St. Andrew's Church, 1819 Heights Blvd. Houston, TX 77008.

Participants are encouraged to bring their pruning shears and gloves to the event. Immediately following the pruning demonstration, participants are invited and encouraged to assist in pruning the rose bushes located throughout the St. Andrew's church grounds.

## February Events

**Bird Banding, Lake Jackson** – Watch volunteers collect data on birds. Brazoport area Gulf Coast Bird Observatory, 299 SH 332West. 979 480-0999 Visit [gco.org](http://gco.org) for more information.

**Greater Houston Train Show, Pasadena, Feb.18** – Take classes, participate in National Model Railroad Association contests. Vendors. Pasadena convention center 7902 Fairmont Parkway. 713 899-5127. Visit [sanjacmodeltrains.org](http://sanjacmodeltrains.org)

**Whooping Crane Festival, Port Aransas. Feb. 23-26.** Port Aransas Wildlife Refuge and various locations. Workshops, boating, nature trips, tradeshow. 361 749-5919. Visit [Portaransas.org/whooping-crane-festival](http://Portaransas.org/whooping-crane-festival)

**Marathon, Surfside Beach, Feb.18.** - Register now. Includes several marathons including kids. Smooth, firm course. Post race party with Texas BBQ, drinks and games. 2211 Bluewater Highway. [Surfsidebeachmarathon.com](http://Surfsidebeachmarathon.com)

**Beach Clean Up, Seawolf Park, Feb.26** – Be a part of the solution from 2-4 pm and help restore the bay ecosystem at this trash pick-up event. Activities for all ages and skill levels. Supplies provided but bring your own sunscreen, bug spray, bottled water. Wear closed toe shoes. [Galvbay.org](http://Galvbay.org)



**Freeport Mardi Gras Feb.18:** Parade, King cake eating contest, Gumbo Cook off. Freeport Historical Museum, 311 E. Park ave. 979 233-0066

**Mardi Gras Galveston, Feb. 10<sup>th</sup> - 21<sup>st</sup>.** 2-weekend event that includes live entertainment, parades, balcony parties, and more. Bead, beads, beads. Historic down town and Seawall. Visit [mardigrasgalvestonisland.com](http://mardigrasgalvestonisland.com)

**Tomball Farmers Market** is a year-round weekly North Houston Farmers Market, with over 65 local vendors featuring farmers, producers, bakers, artisans and more. Located in historic



Downtown Tomball, the market provides a diverse, fun, pet friendly, family outdoor shopping experience. The market is open every Saturday from 9:00 a.m. to 1:00 p.m.

**Living History Saturday: Medicine in the Republic of Texas - Washington, Jan 21 2023** - 10:00am to 4:00pm. Travel back in time to where a nation was born in 1836. On the third Saturday of each month, staff and volunteers dressed in period clothing bring to life the people and events of Old Washington supplying a unique opportunity to discover various aspects of life surrounding the birth of the Republic of Texas. The program features activities suited for the entire family. Take a spin on our Wheel of Maladies and learn about 19th Century Medicine in Texas as practiced by Dr. Asa Hoxey and Texas Declaration of Independence Signer, Dr. Benjamin Goodrich! Contact Adam Arnold at [Adam.Arnold@thc.texas.gov](mailto:Adam.Arnold@thc.texas.gov) or 936-878-2214 x228 for more information. 23400 Park Road 12. Washington, TX 77880

**Texas Independence Celebration, 10am-6pm, February 25** - Texas Independence Day Celebration" is an annual two-day living history celebration on Saturday, February 25th from 10am to 6pm and Sunday, February 26th from 10am to 3pm on the 293-acre Washington on the Brazos State Historic Site to celebrate where 59 delegates bravely met in 1836 to make a formal declaration of independence from Mexico in 1836. The admission-free event.

## Avoid a Sticky Situation

*By Cheryl Conley*

Lake Creek Nature Preserve Board of Directors

Household pests are a way of life in our area. Treating your home for roaches and other insects is an expense you just accept if you want to live in the great state of Texas. Many people also have to deal with mice and rats. Everyone is at risk of a rodent infestation no matter how clean your home is. There are a lot of options when it comes to ridding your home of rats and mice. The one that is the most inhumane is the glue trap and I encourage readers to find an alternative method.

Advertisers of glue traps sell their products by telling you they are clean, non-toxic and easy to use. What they don't tell you is that the animal doesn't die immediately. The animal suffers for days and eventually dies of starvation, dehydration, suffocation or mere exhaustion. Animals may rip off their own skin or fur trying to escape. They may fracture limbs or even chew them off in an attempt to get free. It's days of suffering.

Another problem with glue traps is that often times unintended animals fall victim to them. If placed outside or in garages or warehouses, birds, snakes, opossums, raccoons, and squirrels can get stuck to them. If this happens, call a wildlife center or rehabilitator. Do NOT try to free the animal yourself. This can cause more harm than good. You will need to take the animal with the glue trap attached to their location. The Houston area has three wildlife organizations that can assist you: the Wildlife Center of Texas, TWRC and Friends of Texas Wildlife. If a domestic animal should get stuck, follow these



instructions:

1. Get your supplies together. You'll need a pair of gloves, baby oil or cooking oil, some tissues, and a damp cloth.
2. Cover the animal's head. This helps to keep them calm.
3. With gloves on, massage a small amount of oil near where the animal is stuck. Continue to massage the area while gently working to free the animal. Use additional oil as needed.
4. Once the animal is free, use the tissues to cover the glue so the animal doesn't get stuck again.
5. Use the damp cloth to remove any oil that is on the animal.



Norway, Germany, the Netherlands, England, Iceland, Ireland, New Zealand, two states and one territory in Australia, and four Indian states have banned the use of glue traps. Many companies like Target, CVS, Walgreens, and Dollar Tree have prohibited the sale of them.

**Do your part to end the use of glue traps.** If you see glue traps being used, contact those responsible and explain how inhumane they are. If you see them being sold in stores, help educate store management.

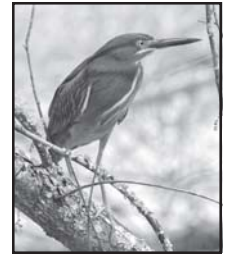
Let's put an end to the use of inhumane glue traps!

### Calling All Nature Lovers

Did you know that we have an active nature group right here in Northwest Harris County? The Piney Woods Wildlife Society is a nonprofit organization for those interested in nature and the environment. The Society's goals are to encourage the protection of wildlife and their habitats, both flora and fauna; to learn about the earth's ecosystems and to practice and promote responsible use of these natural resources; to appreciate, through actual field study, the benefits derived from nature; and to engage in projects that will further the preservation of native plants, animals, and avifauna.

The Society holds monthly membership meetings from September through May at 6 p.m. on the third Tuesday of the


month at Big Stone Lodge at Dennis Johnston Park, 709 Riley Fuzzel Rd, Spring, Texas. At these meetings, members are apprised of the Society's activities and a featured speaker gives a presentation on a nature topic. A newsletter, "The Pine Warbler", is sent via email from September through May to members and others interested in the Society.



For more information on PWWWS meetings and for those interested in nature:

- Visit our website: <http://www.pineywoodswildlifesociety.org>
- Follow us on Facebook at "Piney Woods Wildlife Society"
- Sign up to receive the newsletter by emailing [cdmoore3i@gmail.com](mailto:cdmoore3i@gmail.com)





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**In our ever-changing  
market, it is challenging to  
know when to sell or buy.  
Now is a great time!**

*Call me  
and let's  
talk!*



**READY FOR A CHANGE?** Resale home inventory is the lowest  
in recent years, and resale prices are at an all time high.

**Call me for a FREE Market Analysis!** *No One Knows the  
Neighborhood Like a Neighbor!*

Thinking of Buying or Selling a home? My attention to detail can  
make the difference! Let's get together!

**Serving All of Your Real Estate Needs With Trust and Integrity.**