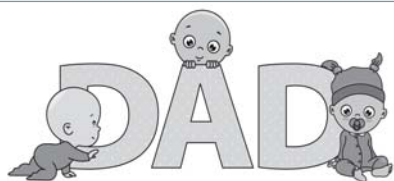




*The Official Neighborhood Publication for June 2023 - [www.oakcreekvillage.org](http://www.oakcreekvillage.org)*

## Inside June

- Scouts BSA Troop 1659
- Become a LifeGuard Now!
- Summer Fun



### OCV HOA Board Meeting Minutes 5/09/23

The meeting was called to order by President Jon Whisler at 7:36pm, Board members present were Darrel Johnson, George Arreguin, Shawn Lane, Lloyd Bratton and committee members Jim Bowers and Ooma Lakshmanann.

We also had our day time security officer and the second shift officer present and we had one resident Robert Van Eschen present.

The minutes of the April meeting were read and approved.

We had a lot of discussion from our Recreation Director as he had received a couple of proposals to get the tennis courts repaired and the fence around it done. The Board asked him to get some references of the work done by them and that they would vote on one of the proposal. We are very close to getting the courts done, by early summer. Since there was no written report they did not have to approve it.

The Maintenance report was read and

approved. Please read the report in the newsletter.

Deed Restrictions: Please read the report in the newsletter. The report was read and approved.

Residents kindly read your newsletter. A lot of time and effort goes into it and instead of airing your complaints on NextDoor please attend our monthly meeting and voice your concerns. Nextdoor is not going to solve your issues. Also please go to our website and read the deed restrictions for our neighborhood. We all want our neighborhood to look its best. The HOA Board is a voluntary Board. We are not here to punish or criticize anyone, and if anyone wants to volunteer for the position come to the meeting and kindly step up.

Architectural Control: No written report pretty quiet, we just had 3 applications for a couple of fences and paint exterior.

Security Report: Was read and approved. Please read it in the newsletter.

Treasurer's Report: Was read and approved. Please read it in the newsletter.

### Deed Restrictions Monthly Report / Topic for April 2023

The OCV Community Association, Inc. (the "Association") identifies and advises property owners and residents of Deed Restriction violations within the Oak Creek Village. When we see a violation we will be sending the property owner a letter. Please understand we do not know the circumstances or situation a property owner or tenant is dealing with we only know there is a violation. If you receive a letter and there is 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. In some cases, we may be able to help out and get the violation resolved, but idea of a neighborhood is a neighbor helping a neighbor.

Deed restrictions Identified 40 Violations for months of April mostly for Lawns and inoperable vehicles.

Two violations for storage of trailers in driveway were forwarded to the Attorney and demand letters were sent to the homeowner. The cost of the attorney's time was assessed against the homeowner's maintenance account.

The HOA exercised the self-help clause as allowed in Article 14 and corrected two property deed restriction violations that the homeowner's did not correct. The HOA hired a lawn service to clean up the front yard and driveway of excessive lawn overgrowth, leaves, and pine needles. The cost of hiring these services was assessed against the homeowner's maintenance account.

*continued on page 3*

## OCV Executive Board

President, *Jon Whisler*.....832 249-1342  
 Vice President, *Darrel Johnson*.....317 250-1920  
 Recreation, *Shawn Lane* .....214 684-4506  
 OCVRecreation@yahoo.com  
 Secretary, *Ooma Lakshmanan*.....281 444-5687  
 Security, *Lloyd Bratton* .....832 469-5144  
 Maintenance Director, *George Arreguin*.....Unlisted  
 marielaareguin@yahoo.com  
 Deed Restrictions.....Unlisted  
 ocvdeedrestrictionscommittee@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 June 15!**

## OCV Community Association Board of Directors Meeting Reminder June 13, 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

May 9, 2023

## Annual Treasurer Report

### Financial Report –

Apr. 1-30, 2023

	Total	A. Barboza	J. Morrow	J. Schnur	All Others
TOTAL	447	312	32	82	21
ACCIDENT MINOR	1	0	0	1	0
ALARM LOCAL	4	0	0	1	3
BURG MOTOR VEHICLE	2	0	0	0	2
CHILD CUSTODY DISP	1	0	0	0	1
CONTRACT CHECK	380	294	24	62	0
DIST FAMILY	1	0	0	1	0
DISTURBANCE LOUD NOISE	5	1	0	0	4
DOMESTIC PREVENT	1	0	0	0	1
FRAUDULENT USE ID	2	0	0	1	1
ILLEGALLY PARKED VEHICLE	1	0	0	1	0
INFORMATION CALL	1	0	1	0	0
MEET THE CITIZEN	7	2	1	3	1
MUD BUILDING CHECK	9	9	0	0	0
ROAD RAGE INC	1	0	0	0	1
ROBBERY INDIVIDUAL	1	0	0	1	0
SEX OFFENDER VERIFICATION	1	0	0	1	0
SPECIAL ASSIGNMENT	1	0	1	0	0
SUSPICIOUS PERSON	1	0	0	1	0
THEFT OTHER	1	0	0	0	1
TRAFFIC INITIATIVE	11	4	2	5	0
TRAFFIC STOP	9	2	3	2	2
UNK MEDICAL EMERGENCY	1	0	0	0	1
VEHICLE ABANDONED	2	0	0	1	1
VEHICLE SUSPICIOUS	1	0	0	0	1
WELFARE CHECK	2	0	0	1	1



#### Balance Sheet

The March 31, 2023 balance sheet shows \$670,097 in the bank.

#### Statement of Revenue & Expense

For March 2023, revenue was overbudget by \$20,891 primarily due to catch up of security receipts income. Expenses were above budget by (\$1,729) was mainly due to higher than budgeted security patrol expense.

#### Transaction report

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

#### Additional Notes:

Our 2023 Maintenance Fee of \$343 was approved at the November 2022 meeting and was mailed out the first week of December and was due at the beginning of January 2023. If it has not been paid it is past due therefore fees and interest will be added to it until paid. You can call the accountant to find out how much you owe on your account at 832-910-7525.

Our 2023 Security Fee being collected on the water bill in the amount of \$31.75 was approved at the November 2022 meeting and has been presented to Bammel UD and was increased on the March water bill.

#### Deed Restrictions from page 1

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

Deed restriction is also giving special emphasis to addressing trailers, inoperative vehicles, and operable vehicles that are being semi-permanently or permanently stored in the public next page

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Deed Restrictions from page 3

street right-of-way or on driveways. Below are a copy of deed restriction article 9 requirements and also the definition of an operable vehicle\* as provided by the HOA attorney.

9. STORAGE OF AUTOMOBILES, BOATS, TRAILERS AND OTHER VEHICLES; No boat trailers, boats, travel trailers, in-operative automobiles, campers, or vehicles of any kind are to be semi-permanently or permanently stored in the public street right-of-way or on driveways. Permanent and semi-permanent storage of such items and vehicles must be screened from public view, either within the garage or behind the fence which encloses the rear of the lot.

\*The definition of an operational vehicle that is visible from the public right of way is it must be functional, licensed, inspected, insured, and drivable on the roads and highways of Texas. **Also, operational vehicles must be driven off the property occasionally as the deed restrictions do not allow for the temporary or permanent storage of any vehicles on the driveway or roadway.**

**April Maintenance Report**

I want to start off by thanking Shawn for his help on acquiring quotes on tennis courts, he will be announcing the quotes for us to vote on.

An issue we had was on Wednesday , May 3, the urinal in the boys restroom was stuck open and a toilet was clogged resulted me in calling maintenance man @ 2005hrs to come an address the situation. then I called him again to find out status on his location and advised me he was still gathering his tools @2040hrs so I told him i will secure the water until he arrives in the morning so he doesn't have to come at this late hours. I was able to clear out the clogged toilet but could not repair the urinal so I secured the water until he arrives to make repairs.

Then on Saturday during Cudas time trails the toilets were giving me an issue I called the company who installed the toilets and addressed the situation on toilets having a long time waiting period before they could be flushed again. I made

the call @0900hrs and left a message and again @1000hrs Which i was told a unit will be on the way once they become available, @1200hrs called again and owner said he will personally be here within an hour. Master plumber arrived @1256hrs and troubleshooted the concern and found alot of debri in the lines causing the obstruction of water flow. He will send out a team to flush the lines and clean the debri on Tuesday May 9. The restrooms and kitchen sink were all cleaned out.

Lawn service

I want to say thank you to Prestige for taking care of the dead tree near the tenniscourt and for assisting in trimming other bushes that needed attention. I'm going to request they remove the bush at the beginning of the playground near the road it is a safety concern.

I'm in the process of master electrician replacing pool lights , only 1 works, replacement with led lights, more cost effective using less power. And replacing lights under the area with the fans as well to a different light fixtures so wasp and bugs can't make homes.

Pool poles are bent wanted to replace them and also address the repair of the outdoor pool chairs or replacement.

Wanted to also address service calls that are made to maintenance service man to also advise me when you guys ask him to do something, this way we are not stepping on each others toes.

Thank you,  
OCV Maintenance Director,  
George Arreguin  
8326605499 cell



Leaving kids & pets in car. Hot car. Not cool.

**TEEN JOB SEEKERS**

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

Michelle P.	18	B+P	715-821-2280
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](mailto: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.**

*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](mailto:jane.b.flores@gmail.com).  
We look forward to meeting you!

## Scouts BSA Troop 1659 News

### 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 2023, a U.S. Flag will be placed in your yard for Flag Day (June), Independence Day (July), and Veterans' Day (November). We install a flat device in your yard that will not interfere with lawn maintenance, and our scouts post your flag(s) the Sunday before the holiday, then collect the Sunday following the holiday.



We are pleased to also offer military branch flags. Choose from Army, Navy, Air Force, Marines, or Coast Guard. U.S. Flag only is \$21 for the remainder of the year; U.S. Flag plus one military branch is \$30. Additional military branch flags can be added for \$6 each, and you can add as many additional military flags as you'd like to your order.

### Wreaths Across America

Troop 1659 is once again participating in Wreaths Across America, selling sponsorships for wreaths to be placed at Houston National Cemetery on December 16, 2023. Each wreath sponsorship is \$15, and wreaths can be purchased in memory/in honor of any veteran. This is a fundraiser/service that is very near and dear to the troop, as many of our families have direct links to our Armed Forces, and we work very closely with Paralyzed Veterans of America - Texas Chapter.

These fundraisers allow 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) to place your secure order online, or email [IronHorseTroop1659@gmail.com](mailto:IronHorseTroop1659@gmail.com) for more information.

For flags, select "Flags Across the Community" tab at the top of the home page.

For Wreaths Across America, select the "SUPPORT" button to reach the link to our WAA 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!**



## Northwest Forest Republican Women

2<sup>nd</sup> Monday each month

Next meeting, Monday June 12, 2023

11:30 AM – 1:00 AM



Register online \$25 at [Northwestforestrep.ublicanwomen.org](http://Northwestforestrep.ublicanwomen.org).

Texas State Representative, House District 150, the Honorable Valoree Swanson will join us on June 12, as our key speaker. A sixth-generation Texan, Swanson has deep Texas family roots and a strong commitment to the Republican Party. Prior to her current position, she served as State Republican Executive Committeewoman for Senate District 7 from 2006-2014, as Precinct Chair for 23 years, and has been elected to many Republican Party committees.

Representative Swanson authored 40 and co-authored 27 House Bills for this year's state legislature. As the 88th Legislation has come to a close, Swanson will update us on the results, explain how things came to be, and guide us on a way to move forward.

To follow along with what is happening in our capital, know who represents YOU and what they are doing, go to [www.capital.texas.gov](http://www.capital.texas.gov).

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## Houston Rose Society Rose Showing Party

June is national rose month and what a better way to celebrate than with a party to show how easy it is show roses! Mary Fulgham and Randy Keen recently won four trophies at the American Rose Society's National Show held in Shreveport last month. Their biggest trophy was for a challenge class of three exhibition form Hybrid Tea roses. They also won trophies for an open bloom Mini-Flora, Miniature/Mini-Flora bloom in a bowl, and made the Floribunda Court of Honor. Mary and Randy grow over 200 hundred roses at their home in Bellaire and have been members of HRS since 1978.

Mary is currently Co-Editor of The Rose-Ette, HRS Past President, ARS Master Rosarian and Horticultural Judge. Mary and Randy are encouraging members to bring at least one rose to our meeting on Thursday, June 8<sup>th</sup> so they can walk you through the easy process of reading the show schedule and entering your bloom into the show. HRS is hosting the South Central District Show on October 28th at the Bellaire Civic Center and we are hoping our members will participate. If you can't bring a rose, come anyway to watch the interesting "tricks of the trade" and to enjoy the in-person fellowship with others who love roses.

This month, we are starting back our hospitality table at meetings and encourage members to bring an appetizer or dessert to share. If you cannot join us in person at St. Andrew's Episcopal Church located at 1819 Heights Blvd., Houston TX 77008, you can also join us from the comfort of your home on a computer, tablet or smart phone using GoTo Meeting at 7 pm CT.

Please join my meeting from your computer, tablet or smartphone. <https://meet.goto.com/539617501>.

Get the app now and be ready when your first meeting starts:  
<https://meet.goto.com/install>



**History Discussion Group: Archaeology in Houston-area State Parks, Kleb Woods Nature Center, Wednesday, June 8, 9 – 11 a.m.** - There are currently 89 state parks in Texas. Did you know more than a dozen of them are in the greater Houston area? This program will explore park history, discuss current archaeology projects in our area, and give an overview of the exciting events planned to celebrate 100 years of Texas state parks. This class is best suited to adults or older students with a keen interest in history. For more information, email [klebwoods@hcp4.net](mailto:klebwoods@hcp4.net) or call 281-357-5324.

**Artists Boat's World Ocean Day Festival, Galveston, June 10 - 11:00 am to 4:30 pm** - Join Artist Boat and our partners in celebrating World Ocean Day. Spend the day at the beach discovering, learning, demonstrating, and experiencing how we CAN be a part of the solution to keep pollution out of the ocean. Enjoy hands-on activities, Eco-Art workshops, Bucket Brigade tours and live entertainment on the main stage.

The Festival is **FREE**. However, *East Beach parking fees will apply. (\$15/Car All Day). R.A Apfel Beach Park, East Beach, 1923 Boddeker*

**Hotter Than Hell Bird Day Competition, Galveston June 25-26**, This birding Big Day is a fun, fast-paced, semi-competitive race to see which team can identify the most bird species in Galveston County in 24-hours from noon on Sunday, June 25, until noon on Monday, June 26. This year we are offering a new half-day option, 12pm Sunday to 12am Monday or 12am Monday to 12pm Monday. As the day heats up, so will the competition, awarding the winning teams bragging rights and the Hotter than Hell Big Day trophy.

Participants will help build citizen science data on eBird during one of the least birded times of the year. Event proceeds will support GINTC's Galveston Bird City Texas initiatives. Visit <https://www.galvestonnaturetourism.org/hotter-than-hell-big-day> for more information.

**2nd Saturday at the Depot, Tomball** - The 2nd Saturday at the Depot is a time-honored Tomball event at the Railroad Depot downtown. Bring your lawn chairs and blankets and enjoy a free outdoor movie screening complete with concessions. Each movie is family-friendly, so whether you're bringing the kids or just indulging your own inner child, you can relax and share a fun experience with other families.

**Tomball Farmers Market** - Saturdays from 9:00 am to 1:00 pm – The market is open year round at 205 W. Main Street in Downtown



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**International Gem & Jewelry Show, June 16-18, Houston** – 1 NRG Park, Houston, TX. - Founded in 1967, the International Gem & Jewelry Show is proud to boast that we are America's longest running direct-to-consumer jewelry show. Producing over 60 shows in more than 35 major U.S. cities, InterGem is also the largest exhibition of gems, minerals and jewelry in the world. Visit a show near you to experience our unique marketplace. Imagine shopping from rows and rows of quality merchants vying for your business. This competitive atmosphere drives prices to rock-bottom levels.

For ticket information visit <https://www.intergem.com/events/upcoming-shows/houston-tx>. Children Under 9 Not Permitted.

**Texas Outlaw Challenge, Kemah, June 21-25<sup>th</sup>** - Visit Kemah for a weekend full of performance boating, parties, outlaw poker, bikini contest, national shootout and more fun! Visit [texasoutlawchallenge.com](http://texasoutlawchallenge.com)

**Washington-on-the-Brazos Family Day Trip** - The picturesque Washington-on-the-Brazos State Historic Site is located on the Brazos River. The expansive park grounds along the Brazos River provide a beautiful setting for picnicking, sightseeing and bird-watching. The Star of the Republic Museum, Independence Hall and Barrington Plantation, offer the visitor a unique insight into the lives and times of the men who fought and won Texas' independence from Mexico. 23400 Park Rd 12 Washington, TX 77880, 936-878-2214, [washington-on-the-brazos@thc.texas.gov](mailto:washington-on-the-brazos@thc.texas.gov).

**Elvis Tribute, Huntsville, July 7<sup>th</sup>** - Old Town Theatre presents Elvis Tribute Artist Travis Powell with special guest Shake Rattle & Roll and a special appearance by Colin Dexter as Roy Orbison

Tribute. 7:00 PM - 10:00 PM, Old Town Theatre 1023 12th Street Huntsville, Texas. Tickets available online at [oldtowntheatre-huntsville.org](http://oldtowntheatre-huntsville.org)

**Tex-Mex BBQ Block Party, Houston, July 23** -The Houston Barbecue Festival and Saint Arnold Brewing Company announce the 2nd Annual **Tex-Mex BBQ Block Party** to celebrate the growing influence of Tejano and Tex-Mex cooking traditions in contemporary Central Texas-style craft barbecue.

Ticket holders will taste unlimited samples of each vendor's barbecue dish as well as enjoy great Saint Arnold beer. Sunday, July 23rd, 2023 from 1-4pm at Saint Arnold Brewing Company, Beer Hall (air conditioned), 2000 Lyons Ave, Houston, TX 77020. Link to tickets: [HouBBQ.com](http://HouBBQ.com)



**Become a Lifeguard!**

Aquatic Management of Houston is hiring lifeguards for the 2023 Summer Season. If you are at least 15 years old, have a positive attitude and great swimming skills, you are just the person we are looking to hire. All lifeguards are required to be American Red Cross certified in Lifeguarding and CPR/First Aid. Classes are available. First year lifeguards earn \$11.50/hour.

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## Jan Kopfler

Top 25 Agents by HBJ, 2009-2013  
Multimillion Dollar Producer  
International President's Elite

Cell: 713.825.1247

Office: 281.378.1800

[jkopfler@cbunited.com](mailto:jkopfler@cbunited.com)



Each office independently  
owned and operated

*In our ever-changing market, it is challenging to  
know when to sell or buy.*

***Now is the time! Call me and let's talk!***

*Let him know what a great Dad he is!*

**Happy Father's Day  
June 18, 2023**

**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.**