

The Oak Creek Village

Community News

The Official Neighborhood Publication for June, 2025 - www.oakcreekvillage.org

Inside June



Ballot on
page 5

Ballots due before June 15!

➔ **Annual Meeting is 06/19/25**



OCV HOA Board Meeting Minutes 5/13/25

The Meeting was called to order by President Jon Whisler at 7:35pm. Board Members present were Lloyd Bratton, Raquel Lona, Darrel Johnson, Josh Donaho and other members of our committee. Our OCV Security officer, Deputy Rudy Guillen was present.

The minutes for April were read and approved with no changes to be made.

We had a small group of residents attending this meeting; Robert Van Eschan, Brenda Frankenhauser, Lisa Stauber, Elizabeth Davis, Kristin Swain and Michael Guerra were present.

The residents had questions about illegal parking in the neighborhood and pool passes along with some other concerns and the board addressed them accordingly.

Nick Flava, Bammel water Board President, OCVCA Committee member, long time resi-

dent of Oak Creek Village and former Service Veteran introduced some great news happening around the community. A Veteran's memorial in his Honor will be going up in the near future adding to our enhancement initiative around the community. This Memorial brought to the community by Bammel Utility in his Honor will be constructed in the opening near the water tanks section of the Greenbelt that exits on to Brightwood Dr.

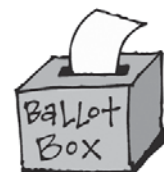
There were no written reports from the Architectural Director; the Recreation Director; the Maintenance Director.

Security Report was read and approved.
Treasurer's Report was read and approved.
Deed Restrictions Report was read and approved.

Kindly read all the reports in the newsletter.

The meeting was adjourned at 9:06 pm.

Submitted by,
Raquel Lona, Deed Restrictions Director



Deed Restrictions Monthly Report/Topic for April 2025

Deed Restrictions monthly report / topic for April 2025

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 are extenuating circumstances then please contact us and let us know. Do not stew on it, complain, or get stressed out as there are 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 the idea of a neighborhood is a neighbor helping a neighbor.

Deed restrictions committee continues its efforts to Identify Violations every month. We have located several violations due to lawn negligence. Maintaining your property is part of Deed Restrictions. Deed Restrictions committee has also notified several residents about Trailers/Boats/Commercial vehicles/Inoperable vehicles.

Note to OCV Property owners:

Spring is in the air, and with it comes the perfect opportunity to freshen up our neighborhood!

continued on page 4

OCV Executive Board

President, Jon Whisler
jon.whisler@sbcglobal.net
Vice President, Darrel Johnson
johnsonone1@yahoo.com
Recreation, Shawn Lane
ocvrecreation@yahoo.com
Security, Lloyd Bratton
ldhurley68@gmail.com
Maintenance Director, Joshua Donaho
jdonaho76@gmail.com

Deed Restrictions, Raquel Lona
ocvdeedrestrictionscommittee@gmail.com

Committee Contacts

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

Emergency/Helpful Numbers

Emergency, Police, Medical, Fire.....911
Ambulance.....281 440-4300
Animal Control, 612 Canino Road.....281 999-3191
Crimestoppers.....713 222-8477
Crisis Hotline.....713 527-9864
Harris County Public Health.....713 439-6000
Poison Control, poisoncenter.org.....800 222-2222
Sheriff, Harris County.....713 221-6000
Water & Sewage (24 hour Emergency).....281 376-8802
Harris County Environmental Public Department
- (report neglected swimming pool).....713 274-6300

OCV Accountant, TXMGMT.....832 910-7525
Vacation Watch/Cypresswood Annex.....281 376-2997
Forms (713 221-6000)
Post Office-Cornerstone.....281 444-1355
Gas, Centerpoint.....713 659-2111
Trash, Texas Pride Disposal.....281 342-8178
Telephone, AT&T.....800 246-8464
Water & Sewage, Bammel Utility District.....281 376-8802

OCV Garden Club Board

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

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

OCV Community Association Board of Directors Meeting Reminder June 10th, 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)
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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

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 13, 2025
Treasurer Report

April 1-30, 2025

	Total	R. Guillen	J. Morrow	All Others
TOTAL	185	108	55	22
ALARM LOCAL	3	0	0	3
CONTRACT CHECK	80	70	10	0
DISCHARGE FIREARMS	1	0	0	1
DIST JUVENILE	1	0	1	0
DISTURBANCE OTHER	1	0	0	1
DOMESTIC PREVENT	3	0	1	2
FOLLOW UP	2	1	0	1
FRAUDULENT USE ID	2	0	1	1
ILLEGALLY PARKED VEHICLE	2	1	1	0
INFORMATION CALL	4	0	0	4
MEET THE CITIZEN	14	11	1	2
MENTAL HEALTH CALL	1	0	0	1
MUD BUILDING CHECK	3	3	0	0
NEIGHBORHOOD CHECK	12	11	0	1
SPECIAL ASSIGNMENT	1	0	1	0
STATIONARY VISIBILITY PATROL	1	1	0	0
SUSPICIOUS PERSON	1	0	0	1
TELEPHONE HARASSMENT	1	0	0	1
TERRORISTIC THREAT	1	0	0	1
THEFT OFFENSE REPORT	1	1	0	0
THEFT OTHER	2	2	0	0
TRAFFIC HAZARD	1	1	0	0
TRAFFIC INITIATIVE	29	0	29	0
TRAFFIC STOP	11	1	10	0
VACATION WATCH	2	2	0	0
VEHICLE ABANDONED	1	1	0	0
VEHICLE STICKERED	1	1	0	0
VEHICLE STOLEN	1	0	0	1
VEHICLE SUSPICIOUS	1	0	0	1
WELFARE CHECK	1	1	0	0



Financial Report –

Balance Sheet

The March 31, 2025, balance sheet shows \$539,241 in the bank.

Statement of Revenue & Expense

For March 2025, revenue was above budget by \$1,589 primarily due to higher-than-expected security receipts income. Expenses were above budget by (\$1,692), which was mainly due to being over budget on Security Camera Maint. Expense partially offset by being under on Security patrol Expense.

Transaction report

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

Additional Notes:

Our 2025 Maintenance Fee of \$362 was approved at the November 2024 meeting and was mailed out the first week of December and is due at the beginning of January 2025. If it was not paid by January 31st, 2025, there will be fees and interest added to it until paid.

Our 2025 Security Fee to be collected on the monthly water bill in the amount of \$33.25 was approved at the November 2024 meeting and will be sent to Bammel UD for the March 2025 bill to help with the increases we received in the new contract in October 2024 for the new year.

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!**



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

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Deed Restrictions from page 1

As members of this wonderful community, we all play a part in maintaining its charm and curb appeal. A few simple tasks can make a big difference:

Mowing, Weeding, Trimming and Edging – Your lawn and landscaping are like the front cover of a book—let's make sure they tell a great story! Keeping grass trimmed, weeds in check, and hedges looking sharp helps keep our neighborhood looking inviting and well-maintained. **Don't forget to Seed and Water bare spots**

Trash Cans Out of Sight - While we all appreciate the con-

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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

Mia	14	P+H	346-390-3069
Jack	15	P+Y	715-821-2280
Krissa**	14	B+P+H+Y	360-935-2682
Jameson	16	B+P	360-935-2682
Finley	14	B+P	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.**

venience of trash collection, no one wants to see bins taking center stage. Please remember to store them out of view and after pickup to keep things looking neat.

By taking care of these small details, we all contribute to a community that looks as beautiful as it feels. Thank you for doing your part! If you have any questions or need assistance, feel free to reach out.

Let's keep our neighborhood looking its best—one freshly edged lawn at a time!

'Remember to: Bundle small branches less than 4-feet in length and smaller than 18-inches in diameter and place next to the trash bags for collection. Otherwise, the trash company will not collect your debris. Which at that point you will be served a violation notice if debris remains uncollected for more than a week. Please be kind to others and to your community, do not blow your debris on your neighbor's side or leave it in the street. Doing this will not only cause conflict between neighbors but the bigger issue that this action creates will be to our storm system. Preventing this simple act will help the communities storm system from flooding and backing up during rainy weather.

Please continue to monitor your property for any diseased or pre-decayed trees needing to be cut down. We want to prevent present and future damage to the neighborhood and avoid hazardous situations in advance. If you require a professional opinion for dead tree removal, contact the Deed Restrictions Committee at ocvdeedrestrictionscommittee@gmail.com for further information.

Let's Keep It Neighborly – While we appreciate the hard work of business owners and weekend warriors, parking trailers and commercial vehicles in driveways or on the street can lead to unwanted **violations and costly fines**. Our goal is to prevent these issues before they happen, saving everyone time and money.

Parking Reminder - As a reminder, parking on lawns is not permitted at any time. This policy helps maintain the appearance and integrity of our neighborhood, protects landscaping, and ensures compliance with local ordinances. We kindly ask that all vehicles be parked in designated driveways or approved areas only. Your cooperation is greatly appreciated in keeping our community clean and well-kept.

Avoid the Fees, Skip the Hassle – Some violations come with hefty fines and we'd rather you keep that money in your pocket! If you must park a trailer or work vehicle, please check OCV community regulations/Deed Restrictions and explore alternative parking solutions **before** bringing them into the neighborhood.

A Very Special Thank you to our OCV Residents who are making an effort and taking the time to maintain their proper-

cont. on page 6



OAK CREEK VILLAGE COMMUNITY ASSOCIATION, INC. 2025 ELECTION BALLOT

I or WE as record (owners) of properly or properties in Oak Creek Village hereby cast our written mail-in ballot for the purpose of the Election of Directors to be held at the Annual meeting of the Members to be held on the 19 day of June 2025, and any continuation or adjournment thereof. I or We have placed an X in the spaces before the names of the six (6) persons for which my vote or votes are cast. Vote For 5.

Vote Name of Announced Candidate

_____	Nicholas P. Fava	_____	Darrel Johnson
_____	Joshua Donaho	_____	Shawn C. Lane
_____	Jon Whisler		

I or WE wish to vote for a candidate who is not on the Ballot. I or WE have placed an X in the space before the names of the following persons for which my or our vote(s) are cast for the following write-in candidate(s):

Vote Name of Write-in Candidate(s)

_____	_____	_____	_____
	Typed or printed name of write-in candidate.		Typed or printed name of write-in candidate.
_____	_____	_____	_____
	Typed or printed name of write-in candidate.		Typed or printed name of write-in candidate.
_____	_____		
	Typed or printed name of write-in candidate.		

Instructions: The mail in ballot must be returned by First Class U.S. Mail or hand delivered and must be addressed as follows:

Ooma Lakshmanan 15311 Ripplestream Drive, Houston, Texas 77068

Your name and the property address must appear on the return address portion of the envelope, Mail-in ballots received after the date of the Annual Meeting will not be counted.

**Please be sure to include your name and property address on the return
address portion on the reverse side of this ballot.**

Name: _____

Property Address: _____

Deed Restrictions from page 4

ties. We understand there are many personal factors in the process of lawn maintenance as well as the ability to move around for some of our elderly residents. So please take all necessary precautions while being outdoors this spring season. If you happen to live next door to an elderly resident, please be a good neighbor and offer your help. Sometimes just reaching out and offering your help goes along way for someone that cannot move around as effortlessly as others.

"Let's be a good neighbor"

Scouts BSA Flags Across the Community



For over 20 years, the young men of Scouts BSA have been placing flags in yards around Oak Creek Village in recognition of our patriotic holidays. For \$35, Troop 272 will place a U.S. Flag 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.

We are pleased to also offer military branch flags. Choose from Army, Navy, Air Force, Marines, Coast Guard, or Space

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Force. Military flags are \$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 <https://flags.troop272.com/> to place your secure order online. If you have questions, email flags@troop272.com, use the "Contact Organizer" link on the website, or you can call us at 281-606-5640.



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

Hot Car Deaths: A Preventable Tragedy

In 2024, 40 children died after being left or trapped in hot cars. As of early 2025, there has already been three deaths reported. These statistics are more than numbers - they are urgent reminders of the responsibility we all share.

How hot does a car get?

Let's follow along with the Pediatric Injury Prevention Program to see how hot the inside of a car can get during the day.

10:30 am	– Outdoor Temperature 89.3
	Vehicle Temperature 92.3
11:15 am	– Outdoor Temperature 88.4
	Vehicle Temperature 129
12:15 pm	– Outdoor Temperature 88.7
	Vehicle Temperature 161
1:15 pm	– Outdoor Temperature 91.3
	Vehicle Temperature 171
2:15 pm	– Outdoor Temperature 88.6
	Vehicle Temperature 160
3:15 pm	– Outdoor Temperature 87.3
	Vehicle Temperature 138

Even with outdoor temperatures in the high 80s, the inside of the vehicle soared to **over 170°F**. These extreme temperatures can be fatal for children in just minutes.

There were 40 hot car deaths in 2024. The danger from high temperatures is particularly acute for young children because their bodies heat up three to five times faster than adult bodies, according to the American Academy of Pediatrics (AAP). That's because young children, especially babies, lack the ability to efficiently regulate their body temperature. Children dehydrate more quickly than adults.

Tips to Prevent Heatstroke

You can take simple but effective steps to protect children from heatstroke:

- **Lock your vehicle** when not in use to prevent children from climbing in unnoticed.
- **Keep car keys/remote starters** out of children's reach.
- **Never leave a child alone** in a vehicle—not even for a moment.
- **Use reminders:** Place a personal item like your phone, purse, or shoe in the back seat to prompt you to check.
- **Make a habit of "Park. Look. Lock."** Always confirm your child is with a caregiver or safely out of the car.

If you see a child alone in a car, call 911 immediately. Emergency responders are trained to act fast in these situations.

Classes and Programs at Canopy Cancer Survivorship Center

June is full with programs and events at Canopy Cancer Survivorship Center! Canopy is a cancer survivorship on the campus of Memorial Hermann The Woodlands Medical Center. Canopy is open to men and women, no matter where you were treated, and for any kind of cancer – at no cost to you. If your life has been impacted, whether you were the patient or the caregiver, you have a safe haven at Canopy. Check out the June calendar for events and RSVP by calling (713) 897-5939.

World Croc Day - Join us at the **Barbara Bush Branch Library** for a wild encounter! World Croc Day celebrates the wild nature of crocodiles. So the library invited a bunch of them to visit us for the Summer!

Crocodile Encounter is here to teach you all about these modern relatives to the dinosaurs up close and personal. This event will be hosted by our generous neighbors at the Cypress Creek Christian Community Center, or C5. There is no age restriction, so bring the whole family. This event is free with no ticket required. Call 832 927- 7800



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FATHER'S DAY is June 15th!

Dads make so many important
contributions to our families!
Let's make sure they know how much...

We Appreciate all they do!

What a great time to think about getting
your home market ready and planning a
move. After over 20 years with sellers
and buyers I can help you with that
process!

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