



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

Inside July

- Who Gives A Hoot
- Texas Thimble Market
- ACT F.A.S.T.

God Bless America



OCV HOA Board Meeting Minutes 6/10/25

The meeting was called to order by President Jon Whisler. Directors present were Darryl Johnson, Lloyd Bratton, Joshua Donoho, Raquel Lona and Nick Fava. Jim Bowers and Ooma Lakshmanan Committee members were also present.

The minutes of the previous month were read and approved without any changes.

We had a few residents attend the meeting. Our Security Officers were also present.

There were no Architectural Control Report, Recreation Report, Deed Restriction Report. Architectural Control has been a little slow.

Deed Restriction there have been citations issued and follow up has been on going.

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.

New Business:

The Board approved \$200 to install wind screens around the fence of the tennis courts.

As there was no other business the meeting adjourned at 8.20 pm.

Respectfully submitted by
Ooma Lakshmanan, Secretary

OCV General Body Meeting Minutes 6/19/2025

The meeting was called to order at 7:46. The Directors present were Jon Whisler, Lloyd Bratton, Raquel Lona, Joshua Donoho and Nick Fava. Committee members Jim Bowers and Ooma Lakshmanan were also present. Our 2 Security officers were also present.

We had our elections for some of our Board Directors. The Directors who were standing for their respective positions were Jon Whisler, Darrel Johnson, Nick Fava and Joshua Donoho.

We received 71 votes in total and the 4 candidates received 68 votes.

The Committee members informed the numbers to our Board and we were able to certify the election.

Please read the Annual reports from the Directors of Treasury, Security and Deed Restrictions.

The meeting adjourned at 8.45pm.

Respectfully submitted
Ooma Lakshmanan, Secretary

OCV Community Association Annual Deed Restrictions Report

June 19, 2025

Purpose

The purpose of the deed restrictions is to Preserve the residential character of the subdivision and to help maintain property values from declining. When a violation is confirmed, A set of notices/letters are sent to the property owner and the owner will have a specific timeframe allotted to correct the violation (Timeframe is based on the Notice No. received, i.e. 1st, 2nd, Final). If the violation is not corrected before the expiration of the notice/letter generally the OCVCA will either excise the self-help clause* as allowed in the deed restrictions or have the matter referred to the Association's legal counsel and a lawsuit seeking enforcement of the deed restrictions may be filed by the OCVCA

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 July 15th!*

OCV Community Association Board of Directors Meeting Reminder July 8th, 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



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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

Annual Report
May 1 2024 -
May 1-30, 2025

	Total	R. Guillen	J. Morrow	All Others
TOTAL	3202	1683	879	640
ACCIDENT FSGI	2	0	0	2
ACCIDENT MAJOR	1	0	0	1
ACCIDENT MINOR	11	2	1	8
ACCIDENTAL INJURY	2	0	0	2
ALARM LOCAL	32	0	4	28
ANIMAL AGGRESSIVE	4	0	1	3
ANIMAL HUMANE	1	1	0	0
ARSON FIRE	3	1	0	2
ASSAULT	1	0	0	1
ASSAULT AGG	2	0	0	2
ASSAULT AGG FAMILY	1	0	0	1
ASSAULT FAMILY	3	0	0	3
BURG HABITATION	5	3	1	1
BURG MOTOR VEHICLE	5	1	0	4
CHECK SCHOOL	1	1	0	0
CHILD CUSTODY DISP	4	2	0	2
COMPLIANCE CHECK	4	3	0	1
COMPUTER CRIME	1	0	0	1
CONTRACT CHECK	2195	1329	546	320
CREDIT CARD ABUSE	2	0	1	1
CRIMINAL MISCHIEF	6	0	2	4
DISCHARGE FIREARMS	5	1	0	4
DIST FAMILY	15	1	2	12
DIST JUVENILE	1	0	1	0
DISTURBANCE FIREWORKS	3	1	0	2
DISTURBANCE LOUD NOISE	15	0	0	15
DISTURBANCE OTHER	9	0	2	7
DISTURBANCE WEAPON	1	0	1	0
DOA	3	0	0	3
DOMESTIC PREVENT	16	0	1	15
DWI	1	0	0	1
EVADING	1	0	0	1
FOLLOW UP	13	9	1	3

FRAUDULENT USE ID	6	2	3	1
ILLEGALLY PARKED VEHICLE	12	9	1	2
INFORMATION CALL	43	5	10	28
MEET THE CITIZEN	109	69	18	22
MEET THE OFFICER	4	3	0	1
MENTAL HEALTH CALL	13	1	2	10
MISSING PERSON	3	0	1	2
MUD BUILDING CHECK	18	18	0	0
NEIGHBORHOOD CHECK	140	131	0	9
NUISANCE ABATEMENT	10	8	2	0
OPEN DOOR WINDOW	4	0	0	4
PROPERTY FOUND LOST	3	1	0	2
ROBBERY AGGRAVATED	1	0	0	1
ROBBERY INDIVIDUAL	1	0	0	1
RUNAWAY	4	1	1	2
SPECIAL ASSIGNMENT	4	0	4	0
STATIONARY VISIBILITY				
PATROL	2	2	0	0
STRANDED MOTOR VEHICLE	1	0	0	1
SUBJECT STOP	1	0	0	1
SUSPICIOUS PERSON	19	3	2	14
TELEPHONE HARASSMENT	5	2	1	2
TERRORISTIC THREAT	2	1	0	1
THEFT OFFENSE REPORT	1	1	0	0
THEFT OTHER	8	2	1	5
THEFT RESIDENCE	1	0	0	1
TRAFFIC HAZARD	19	2	5	12
TRAFFIC INITIATIVE	206	14	192	0
TRAFFIC STOP	78	6	63	9
UNK MEDICAL EMERGENCY	4	0	0	4
VACATION WATCH	22	22	0	0
VEHICLE ABANDONED	10	5	4	1
VEHICLE RECOVERY	2	0	0	2
VEHICLE SPEEDING	1	0	0	1
VEHICLE STICKERED	4	4	0	0
VEHICLE STOLEN	4	0	0	4
VEHICLE SUSPICIOUS	28	12	1	15
WARRANT SERVICE	3	0	0	3
WELFARE CHECK	35	4	4	27
WRIT	2	0	0	2



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

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Annual Report from page 1

against the homeowner(s) in violation. Please note if OCVCA exercises this clause and or proceeds to gain legal counsel, any and all fees associated with this process will then be added to the Homeowner's maintenance account.

Process

The **OCV Community Association, Inc.** (the "Association") identifies and advises property owners and residents of Deed Restriction violations within the Oak Creek Village. When a violation is identified a 1st notice is sent to the homeowner; after allotted time and no remedy is done by homeowner a 2nd notice is sent. After both notices expire a Final is sent prior to handing it over to the Association's legal counsel for legal instruction. Please understand we do not know the circumstances or situation a property owner or tenant is dealing with; the only awareness is that there is a violation present. If you receive a notice/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.

Summary

The Deed Restrictions Committee remains committed to upholding the standards that protect and enhance the appearance, value, and character of our community. This past year, our efforts have focused on consistent enforcement of deed restrictions and proactive communication with homeowners regarding compliance concerns. We recognize that these stan-

dards are essential to maintaining not only aesthetic appeal but also the overall integrity of our neighborhood.

A notable highlight of the year has been the launch of the Neighborhood Enhancement Initiative, aimed at revitalizing the main entrances and monument signage throughout the community.

These highly visible areas serve as the "first impression" of our neighborhood, and updating them has long been a goal of the Board and community stakeholders.

We're proud to report that the first phase of the entrance remodel has begun, with newly designed monument signs that reflect a timeless yet modern aesthetic. The start of these enhancements has already had a positive visual impact and contribute significantly to a sense of pride among residents. Next phase of this initiative will include refreshed landscaping and updated lighting.

The response from homeowners has been overwhelmingly positive. Neighbors have shared that the upgrades are making the community look more welcoming, well-cared-for, and reflective of the quality of life we all value. We believe these improvements, along with continued enforcement of deed restrictions, support property values and reinforce the standards that brought many of us to this community in the first place.

Looking ahead, the Committee will continue to work hand-in-hand with homeowners to educate, enforce, and elevate the standards that keep our neighborhood a place we are all proud to call home. Thank you for your cooperation and continued support.

Sincerely,
Raquel Lona
OCVCA Deed Restrictions Director
ocvdeedrestrictionscommittee@gmail.com

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.**



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!**



**OCV Community Association
June 10, 2025
Treasurer Report**

Financial Report –

Balance Sheet

The April 30, 2025, balance sheet shows \$482,314 in the bank.

Statement of Revenue & Expense

For April 2025, revenue was below budget by (\$1,565) primarily due to lower-than-expected interest income. Expenses were above budget by (\$36,577), which was mainly due to being over budget on Legal and Pool Repair and Maintenance Expense.

Transaction report

We had our normal operating expenses in the month of April along with \$14,600 for pool repairs and \$16,000 in legal expenses.

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.



Summer Fun

Houston 50th Shakespeare Festival July 31 - Aug.9 – Free Shakespeare at Herman Park's Miller Outdoor Theatre. Performances of Henry V and As You Like It. Visit uh.edu/shakespeare or call 713 743-3388 for more information.

Deep Sea Roundup, Port Aransas-

The 89th Deep Sea Roundup will be on **July 10–13** this year at the Port Aransas Civic Center. The Deep Sea Roundup, the oldest fishing tournament on the Texas coast, is sponsored by Port Aransas Boatmen Inc. For more than nine decades, members of the Boatmen have served as town mayors and city councilmen, guided governors, dignitaries, and a president on fishing trips, supported many community activities with manpower and funding, and helped Port Aransas gain and maintain its identity as a world-class fishing community. Fun for the whole family. Visit Chairmen - Deep



Sea Roundup - Deep sea Roundup for more information.

Tomball Night, August 1 - The Greater Tomball Area Chamber of Commerce's 53rd Annual Tomball Night is a celebration designed to promote local businesses and foster community spirit in Tomball. This event features a variety of activities, including the Parade of Lights, local vendors, entertainment, and special deals from participating businesses. And, be the first to identify one of our ten Mystery Shoppers - You could WIN \$100 on the spot! **FREE FAMILY EVENT - FREE PARKING ALL AROUND DOWNTOWN!** The festivities begin at 5:00 pm!

Texas Thimble Market, Huntsville ,

July 18-19 – Join us for the annual Texas Thimble Trail One Stop Shop Hop event in Huntsville, Texas! This 2-day extravaganza is a must-visit for quilting and sewing enthusiasts, featuring a wide array of vendors showcasing the latest fabrics, patterns, yarn, fibers, and sewing supplies. Take advantage of our all-inclusive classes. No need to lug machines or supplies. Relax and let us take care of the details. Don't miss out on all the fun this exciting event has to offer: opportunity to explore the world of quilting and sewing all in one place; swag bags; door prizes; basket raffle, etc. 10:00am-5pm. \$10 admission. The event will be held at the Walker County Fair Grounds @ 3925 SH 30 Huntsville, Texas. Free Onsite Parking, Not Paved - Grass & Gravel ~ Handicapped Available. Visit TexasThimbletrail.com



Super Hero Day with Cars at The Woodlands Children's Museum, July 26, 2025 – Come to The Woodlands Children's

Museum dressed in costume for Superhero themed art projects and Superhero photo ops at 10:30am, 11:30am, 12:30pm, 1:30pm, 2:30pm and 3:30pm. Outside pose for photos with Tow Mater, Lightning McQueen, Doc Hudson, and Tippy the Tractor, and cool off with Tikiz Shaved Ice and Ice Cream from 10am-4pm. Tickets \$10 per person, ages one year and up. 4775 W Panther Creek Dr #280, The Woodlands, TX 77381



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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 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.

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WHO GIVES A HOOT?

By Cheryl Conley

Board of Directors Lake Creek Nature Preserve

No taller than a pint glass and about the size of a robin, they blend seamlessly with their surroundings thanks to masterful camouflage. Eastern screech owls are highly skilled hunters and are more often heard than seen, emerging at dusk to hunt throughout the night. They have a whistling call rather than an actual screech, which they use to communicate and defend territories under the cover of darkness.

Eastern screech owls can be found throughout the Eastern United States, generally east of the Rocky Mountains. Their primary habitat is wooded areas and they prefer trees with cavities for nesting and roosting. It may be a natural cavity or can even be one made previously by a woodpecker. Don't be surprised if you find one has moved into your squirrel box or a nesting box you've put up for another species. They've adapted well to populated areas and are happy to call home parks and residential areas with mature trees as long as the trees are suitable and there is a food source.

Screech owls are carnivores and their diet consists mainly of small mammals like mice, rats, squirrels, shrews and moles. They will also eat small birds, insects, lizards, frogs and toads, worms and spiders. Being nocturnal, they need exceptional night vision for hunting. Their eyes are very large relative to their body size and are fixed forward in their sockets. Many other birds have eyes on the sides of the head. Although owls can't move their eyes, they have very flexible necks and can turn their heads almost 360 degrees largely expanding their field of vision. Their vision is binocular, meaning they use both eyes together and see the same object simultaneously giving them a three-dimensional view and enhanced depth perception. It helps them track their prey and adjust their movements in flight.

They can be either gray or a reddish-brown and both male and female look identical so you won't be able to tell the difference between them. Females typically lay 3 to 5 eggs that are laid at 2 to 3-day intervals and incubation lasts 26 days on average. Only about half of the eggs actually hatch. Interestingly, once the eggs are laid, the female will lose the feathers on her belly which is a hormonal response to egg laying. This bald patch is called a brooding patch and enhances the transfer of body heat to the eggs. The female leaves the nest twice, usually at dusk and again at dawn to stretch, preen and defecate. The male does all of the hunting and delivers the prey to the female. During incubation, it's interesting to watch the movements of the male. He will roost between 14 and 20 feet away. During the hatching process, he'll move closer to the nest, even as close as 6 feet. Once all the eggs have hatched, he'll move farther away again. He continues to deliver food to the family either in whole or headless and it's up to the female to tear it into small pieces for the babies.

It takes between 24 and 32 days for the young ones to reach the fledgling stage. They may be on a branch or on the ground. They hop and flutter and work on their flying skills. They con-

tinue to be fed and protected by their parents for up to 10 weeks. During this time, they are learning to fly and to hunt. After 10 weeks, they are able to survive on their own.

As urban sprawl continues to wipe out our trees, suitable natural cavities can be scarce. You can provide a safe haven for these fascinating little birds by building a screech owl nesting box. Providing one is more than just a simple woodworking project; it's an impactful way to support local wildlife. If you're interested in building a nest box for eastern screech owls, here are a couple of reputable resources with detailed instructions and plans. I'm sure there are several more if you want to do a web search.

<https://www.audubon.org/news/how-build-screech-owl-nest-box>

https://www.owlpages.com/download/Screech_Owl_Nest_Box_Plans_-_Braddock_Bay_Raptor_Research.pdf

You can also find plans on You Tube. If you'd rather purchase a ready-made box, they are available on several sites. <https://www.amazon.com/Screech-Owl-Boxes/s?k=Screech+Owl+Boxes> or <https://www.wildbirdstoreonline.com/collections/screech-owl-boxes>



January of this year, I hung a squirrel box and was surprised to see this little face staring at me a few weeks later.

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.



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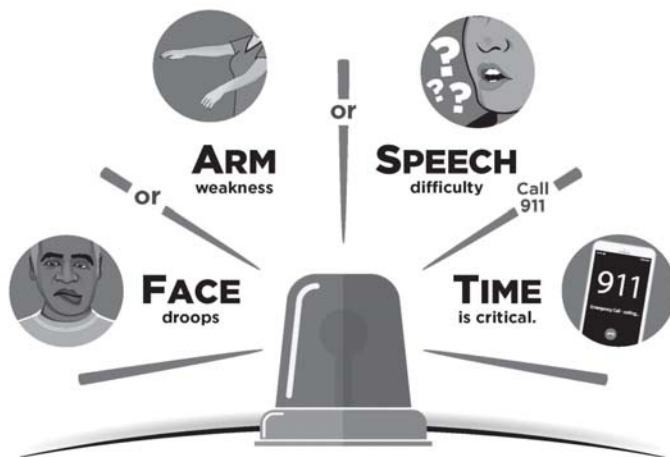
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in the Shell Shopping Center UZtechComputers@att.net

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and Celebrate those
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who Past and Present
put their Lives on the
Line Each Day to Keep
America the Land of
the Free and the
Home of the Brave!



God Bless their Sacrifices and God Bless America!

What a great time to think about getting your home market
ready and planning a move. After over 20 years with sellers
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