



The Official Neighborhood Publication for July, 2026 - www.oakcreekvillage.org

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OCV HOA Meeting Minutes 06/09/2026

The meeting was called to order by Board President Jon Whisler at 7.38pm.

Directors present were Lloyd Bratton, Darrel Johnson, Josh Donoho, Raquel Lona and at large Director Nick Fava. We had about 9 residents present and our Security Officers.

The minutes of the May meeting was read and approved with no changes.

The Board addressed a couple of residents concerns about deed restriction violations, and a resident wanted approval to have a fence installed, he had the survey and the form and submitted them.

Deed Restriction: The report was read and approved.

Security Report: The report was read and approved.

Treasurer's report: The report was read and approved.

There were verbal reports from the Architectural Control Director. There was a request for new construction and the

Committee members are asking for some more information before giving the builder approval.

The Maintenance Director also gave a verbal report.

As there was not any new business the meeting adjourned at 8.43pm.

Submitted by
Ooma Lakshmanan, Secretary

Deed Restrictions Monthly Report May 2026

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 over 30 residences this month and more begin to surface due to home deterioration, lawn negligence, Personal debris left on front lawns after move-outs or evictions, and several homes with a high volume of inoperable vehicles or vehicles being parked on lawns. 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 over, Summer is here – Let's Keep Our Community Beautiful & CLEAN-UP FLOWER BEDS, MOW/ EDGE YOUR LAWNS!

Longer days are coming, blooming flowers, and warmer sunshine are finally here – making it the perfect time to refresh our homes and yards for the season. As we welcome summer, let's work together to keep our neighborhood clean, vibrant, and inviting for everyone



cont. 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 14th, 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
June 9, 2026
Treasurer Report

05-01 to 05-31, 2026

	<i>Total</i>	<i>R. Guillen</i>	<i>All Others</i>
TOTAL	225	186	39
ALARM LOCAL	4	0	4
ANIMAL HUMANE	1	1	0
ASSAULT	1	0	1
ASSAULT FAMILY	1	0	1
CONTRACT CHECK	138	138	0
CRIMINAL MISCHIEF	1	0	1
DIST FAMILY	1	0	1
DISTURBANCE LOUD NOISE	1	0	1
DOMESTIC PREVENT	2	0	2
FOLLOW UP	2	2	0
ILLEGALLY PARKED VEHICLE	3	3	0
INFORMATION CALL	2	1	1
MEET THE CITIZEN	12	4	8
MENTAL HEALTH CALL	3	0	3
MISSING PERSON	1	0	1
NEIGHBORHOOD CHECK	31	31	0
PROPERTY FOUND LOST	1	0	1
SUBJECT STOP	1	1	0
SUSPICIOUS PERSON	3	0	3
THEFT OTHER	1	0	1
TRAFFIC HAZARD	1	1	0
TRAFFIC STOP	1	0	1
UNK MEDICAL EMERGENCY	1	0	1
VEHICLE ABANDONED	4	4	0
WELFARE CHECK	8	0	8



Financial Report –

Balance Sheet

The April 30, 2026, balance sheet shows \$372,944 in the bank.

Statement of Revenue & Expense

For April 2026, revenue was above budget by \$66,604 primarily due to higher-than-expected legal fees income. Expenses were below budget by \$2,936, which was mainly due to lower-than-expected Security Patrol expense.

Transaction report

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

Additional Notes:

Our 2026 Maintenance Fee of \$372 was approved at the November 2025 meeting and was mailed out the last week of November and is due at the beginning of January 2026. If it wasn't paid by January 31st, 2026, there will be fees and interest added to it until paid. You can call the accountant to find out how much you owe on your account by calling 832-910-7525.

Our 2026 Security Fee to be collected on the monthly water bill in the amount of \$34.00 was approved at the November 2025 meeting and will be sent to Bammel UD for the January 2025 bill to help with the increases we received in the new contract in October 2025 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
who calls it home.

As members of this wonderful community, we all play a part in maintaining its charm and curb appeal.

A few seasonal 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 convenience of trash collection; no one wants to see bins taking center stage. Please remember to store them out of view 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, 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 whom are making an effort and taking the time to maintain their properties. 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 - together, we make our neighborhood a place we're all proud to call home.

“Let's be a good neighbor”

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.**

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!



A MESSAGE FROM HARRIS COUNTY ESD 11

Summer 2026: Harris County ESD 11 & Summer Safety

As summer arrives in North Harris County, we want to share a few important updates from Harris County Emergency Services District No. 11 Mobile Healthcare and offer helpful health and safety reminders for the season.

Summer Health & Safety Tips

Stay Hydrated: Texas heat can be dangerous. Drink water regularly, avoid prolonged outdoor activity during peak afternoon temperatures, and check on elderly neighbors and family members.

Recognize Heat Emergencies: Symptoms such as dizziness, confusion, nausea, rapid pulse, or loss of consciousness may indicate heat exhaustion or heat stroke. Call 911 immediately if someone shows signs of heat stroke.

Practice Water Safety: Never leave children unattended near pools, lakes, or other bodies of water. Designate a responsible adult "water watcher" during gatherings.

Know When to Call 911: Chest pain, difficulty breathing, signs of stroke, severe allergic reactions, or sudden loss of consciousness should always be treated as emergencies. Early medical intervention can save lives.



Hey Dr. K:

Subscribe to our You Tube channel so you don't miss important health information from our Medical Director, Dr. Jay Kovar and his monthly Hey Dr. K video series! These short, interesting videos are designed to educate our community and keep you and your family out of the emergency room!

ESD 11 News

Harris County ESD 11 Mobile Healthcare continues to earn recognition for outstanding emergency medical care. This spring, we received the American Heart Association's Mission: Lifeline® Gold Achievement Award for excellence in treating heart attack and stroke patients.

ESD 11 has also expanded service capabilities in recent months with three additional 24-hour ambulance stations and launched two brand new ambulances designed to improve emergency response times throughout northern Harris County.

We are pleased to begin hosting community CPR training at our administrative campus! Follow us on social media and check out the Community Outreach page on our website to stay informed on upcoming dates!

[Community Outreach - Harris County ESD 11](#)

Houston Rose Society Ice Cream Social



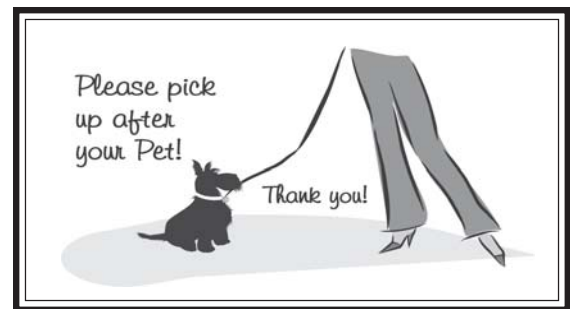
July is the month for our annual ice cream social! We will have ice cream and toppings available for all attendees.

This is a unique opportunity to meet and learn from the consulting rosarians and meet other rose enthusiasts!

Danny Wilson with Farm Dirt and Karen Gerlach with Itchy Gardens and Art have been invited to share their knowledge and products with us.

This meeting is in person at St. Andrew's Episcopal Church located at 1819 Heights Blvd., Houston TX 77008

We hope you can join us and bring a guest on Saturday, July 11 th at 2 pm!



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Jesse H. Jones Park & Nature Center

20634 Kenswick Drive Humble 281-446-8588



This 312-acre park has several miles of short trails covering several different ecosystems, including the swampy Cypress Boardwalk trail and a hardwood and pine forested floodplain of the Magnolia Trail. A short 0.3-mile walk from the nature center parking lot will take visitors to the Redbud Hill Homestead and Akokisa Indian Village, a replica of

a pioneer farm and Native American plot. Jesse H. Jones Park is also situated near the beginning of the Spring Creek Greenway with 16 miles of paved trail system along, you guessed it, Spring Creek, drawing many cyclists, so keep those eyes peeled if you choose to hike this path.

The Woodlands Farmers Market

Located in the Grogan's Mill Shopping Center, The Woodlands Farmers Market is home to vendors offering locally grown produce, grass fed beef, Texas handmade artisan cheeses, goat cheese, sustainably cultivated coffee, local honey, breads & pastries, no sugar-added baked goods, prepared tamales, Indian cuisine & Mediterranean food, gluten-free options, and seasonal products. Dogs are welcome.



Dates: Every Saturday, rain or shine. Time: 9:00am-1:00pm (October – June), 9:00am–noon (July – September). Address: 7 Switchbud Pl, The Woodlands, TX 77380.

What You Think You Know About Nature

By Cheryl Conley, Lake Creek Nature Preserve

We live in a world overflowing with information, and much of what we believe about wildlife comes from things we've heard repeatedly rather than things we've actually explored for ourselves. Over time, ideas become accepted as fact simply because they've been passed along enough times. Sometimes what we think we know turns out to be incorrect, misunderstood, or simply untrue. In this article, we'll take a closer look at some commonly accepted beliefs about the natural world and separate fact from fiction. You may discover that nature still has a few surprises left.

MYTH: Mother birds will abandon their babies if touched by humans. **FACT:** Mother birds do not abandon their offspring simply because they have been touched by a human. Contrary to popular belief, most birds have a limited sense of smell and rely much more on sight and sound to identify and care for their young.

MYTH: If you see a raccoon out during the day, it has rabies. **FACT:** Raccoons are primarily nocturnal but may be active during the day—especially in spring and summer when mothers are gathering food for young or juveniles are exploring. Daytime activity alone does not mean rabies. Contact a wildlife rehabilitator or animal control only if the animal appears sick, injured, staggering, unusually aggressive, or acting abnormally.

MYTH: Raccoons wash their food. **FACT:** Raccoons do not actually wash their food. Their paws are highly sensitive, and dipping food in water may help them gather information about what they're eating. They also use water to soften dry food.

MYTH: Live trapping and relocating wild animals is humane. **FACT:** Most wild animals are highly territorial. Moving them to a new area can leave them unable to find food, shelter, or compete with resident animals.

MYTH: "Possum" and "opossum" are the same word. **FACT:** Opossums and possums are different animals. Opossums live in North and South America, while possums are native to Australia and nearby regions. In casual conversation, many Americans shorten "opossum" to "possum," but technically they are not the same animal.

MYTH: Opossums hang by their tails. **FACT:** Opossums can briefly use their tails to help with bal-



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ance and climbing, but their tails are not strong enough to support their body weight for long periods.

MYTH: Opossums are dirty and vicious animals.

FACT: Opossums are actually very clean animals and groom themselves frequently. They are generally shy and prefer to avoid conflict. When threatened, they may show their teeth and hiss, but this is usually a defensive behavior rather than aggression.

MYTH: If an animal is foaming at the mouth, it has rabies.

FACT: Rabies is only one possible cause of foaming at the mouth. Other causes can include distemper, toxins, choking, dental disease, seizures, dehydration, or other illnesses.

MYTH: If you find a fawn alone, it has been abandoned.

FACT: Mother deer often leave their fawns alone for hours while they feed, returning periodically to nurse and care for them. In most cases, a fawn found alone has not been abandoned and should be left where it is unless it appears injured or is crying continuously.

MYTH: Bats are blind.

FACT: Bats are not blind. Most have good eyesight and use echolocation to navigate and find food.

MYTH: Owls can turn their heads all the way around.

FACT: Owls cannot rotate their heads 360 degrees, but they can turn them up to about 270 degrees.

MYTH: Touching a toad will give you warts.

FACT: Warts are caused by viruses, not toads. Some toads produce substances that can irritate skin, so wash your hands after handling.

MYTH: Porcupines can shoot their quills.

FACT: Porcupines cannot shoot their quills. The quills detach easily when touched.

Nature is full of surprises, and sometimes the things we've repeated for years turn out not to be true at all. That doesn't mean anyone was wrong- it simply means there is always more to learn. The next time you hear an interesting "fact" about wildlife, take a moment to question it and dig a little deeper. You may discover that the truth is every bit as fascinating as the myth.

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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