

# The Oak Creek Village

Community News

The Official Neighborhood Publication for September, 2025 - [www.oakcreekvillage.org](http://www.oakcreekvillage.org)

## Inside September

- Fall at Pearl Fincher
- Flags Across the Community
- Boot Walk for Breast Cancer



### Deed Restrictions Monthly Report Topic for July 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.

*continued on page 4*

## OCV HOA Meeting Minutes 8/12/2025

The meeting was called to order by President Jon Whisler at 7:36pm. Directors present were Darrel Johnson, Lloyd Bratton, Joshua Donoho and Raquel Lona. Nick Fava also joined our meeting. The 2 Committee members Jim Bowers and Ooma Lakshmanan were present. Our Security Officer Rudy Guillen was also present. Several residents were also present.

The minutes of the previous month were read and approved by all.

We had no written reports from our Architectural Director, Maintenance Director and Recreation.

The reports of our Treasurer, Deed Restriction and Security Directors were read and all approved.

On a lighter note we had a small celebration for our Security Officer Morrow. We had a cake made by Officer Rudy's wife Jennifer. Photos are in the newsletter. We are waiting for a new Officer to be assigned soon. Officer Rudy Guillen will be taking the morning shift.

As there was no new business the meeting adjourned at 8.10pm.

Submitted by  
Ooma Lakshmanan, Secretary



## 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 September 15th!*

## OCV Community Association Board of Directors Meeting Reminder Sept. 9th, 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**  
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P.O. Box 9184 • The Woodlands, TX 77387  
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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**  
**August 12, 2025**  
**Treasurer Report**

Financial Report –

Balance Sheet

The June 30, 2025, balance sheet shows \$421,630 in the bank.

*Statement of Revenue & Expense*

For June 2025, revenue was below budget by (\$1,491) primarily due to lower-than-expected interest income. Expenses were above budget by (\$21,504), which was mainly due to being over budget on Sign / Monument Expense.

*Transaction Report*

We had our normal operating expenses in the month of June along with the \$21,109 for the new signs and monuments.

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 31<sup>st</sup>, 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.



**Klein United Women in Faith**

<https://kleinuwfaith.aweb.page>  
 stephaniepounds@yahoo.com

*Together we believe love in action can change the world.*

**USED BOOK SALE** - Come find your next read!

September 13, 10:00-5:00

September 14, 8:30-12:30

Klein United Methodist Church, 5920 FM 2920

Proceeds benefit the literacy efforts of Klein United Women in Faith.

**July 1 - 31, 2025**

	Total	R. Guillen	J. Morrow	All Others
TOTAL	170	124	19	27
ALARM HOLDUP	1	0	0	1
ALARM LOCAL	4	1	0	3
ANIMAL HUMANE	1	1	0	0
ASSAULT FAMILY	1	0	0	1
CONTRACT CHECK	105	97	8	0
DISCHARGE FIREARMS	1	0	0	1
DIST FAMILY	1	0	0	1
DISTURBANCE LOUD NOISE	1	0	0	1
FOLLOW UP	3	1	0	2
FORGERY	2	1	0	1
ILLEGALLY PARKED VEHICLE	3	3	0	0
INFORMATION CALL	5	0	1	4
MEET THE CITIZEN	9	6	1	2
MEET THE OFFICER	1	0	0	1
MENTAL HEALTH CALL	1	0	0	1
MUD BUILDING CHECK	4	4	0	0
SUSPICIOUS PERSON	2	1	0	1
TERRORISTIC THREAT	1	0	0	1
THEFT OTHER	1	0	0	1
TRAFFIC INITIATIVE	8	0	8	0
VACATION WATCH	6	6	0	0
VEHICLE SUSPICIOUS	4	2	0	2
WARRANT SERVICE	2	0	1	1
WELFARE CHECK	2	1	0	1
WRIT	1	0	0	1



**Remember  
to recycle!**



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Note to OCV Property owners:

## Summer is Almost Over and Fall is Upon Us - Let's Keep Our Community Beautiful

*With Fall near... "Let's Rake in the Beauty, Keep Out the Clutter" The crisp air, colorful leaves, and cozy evenings are almost here – and so is the perfect time to refresh our homes and yards for the season. As we welcome fall, let's work together to keep our neighborhood safe, tidy and inviting.*

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 commu-

nities 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](mailto: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](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.**



## The Society for the Advancement of Floral Design

The Society for the Advancement of Floral Design (SAFD) will hold our first meeting of the 2025-26 Season on Tuesday, September 16th, 2025, at Christ the Good Shepherd Church, located at 18511 Klein Church Rd., Spring, Texas 77379. We will be meeting in Rooms A-201, A-203 and A-205, located upstairs in the Main Office building. Refreshments will be served at 6:30 pm with the meeting starting at 7 pm.

Our presenter is Maggie Bailey, who in 2014 founded Bramble & Bee, a floral design studio based in Tomball, Texas, specializing in bespoke, garden-style floral arrangements.

Floristry was initially a hobby for Maggie, before she turned it into a full-blown business endeavor. Now she has a team of four—including her husband Mick—who work alongside a handful of talented freelance artisans to craft innovative bouquets using stems sourced from local flower farms in Texas and from places across America, Holland, Japan, and Central America.

For Maggie, it's the dynamic nature of floristry that keeps her inspired. "We are inspired by lush, overgrown English gardens, our Texas roots, and punches of color."

This is going to be an exciting evening that you don't want to miss, and we encourage anyone who has an interest in flowers and the art of designing to join us. We have members ranging from novice designers to floral shop owners and Texas Master Florists. All are welcome to join us to learn and socialize together!

For further information, please contact Christine Givens at 281-387-6626 or email [givens3@sbcglobal.net](mailto:givens3@sbcglobal.net).



Please recycle your  
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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](mailto:jane.b.flores@gmail.com).

We look forward to meeting you!

**Only Rain in the Storm Drain** - You may think that it's ok for little things here and there to be put down the storm drain. It's easy to forget that your one little thing and my one little thing eventually add up to create a monster problem. Our storm drains don't filter what we put into them. They run directly into the bay. To help keep them clean, properly dispose of your motor oil, pick up after your pet, take your car to a car wash, follow the directions when you spray and fertilize your yard and **please don't rake your leaves into the storm drain!**



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## Kleb Woods Nature Preserve and Center

**Nature Center Hours: Mon-Sat, 8 a.m. - 5 p.m.**

**Park Hours: Daily, 7 a.m. - dusk**

20303 Draper Road, Tomball 77377  
281-357-5324 | [cp4.harriscountytexas.gov/events](http://cp4.harriscountytexas.gov/events)



## 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](mailto:flags@troop272.com), use the "Contact Organizer" link on the website, or you can call us at 281-606-5640.



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## Pearl Fincher | Museum of Fine Arts

This fall is an exciting time at the Pearl Fincher Museum of Fine Arts! The Pearl is delighted to present two new exhibitions opening September 20: "A Curated Life: Selections from the Collection of Andy Moran" in the Main Gallery, and "The Maker's Muse: Contemporary Photographic Art from the Artists of the American Society of Photographers" in the Cole Gallery.



Plus, don't miss the museum's Fall Luncheon honoring Dr. Jenny McGown, Superintendent of Klein ISD, and a host of new classes and workshops at the Pearl's School of Art!

### Main Gallery | "A Curated Life: Selections from the Collection of Andy Moran"

This fall, the Pearl Fincher Museum of Fine Arts is honored to present, "A Curated Life: Selections from the Collection of

Andy Moran" in the Main Gallery. The exhibition opens to the public on Saturday, September 20, 2025 and continues through January 10, 2026.



Andy Moran and his late wife, Mary Lou Chester, met on the steps of Hannah Hall at Texas Southern University. She was an artist; he studied business. They married in 1971 and moved to Wall Street, where Andy experienced a great deal of success.



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Andy and Mary Lou began collecting art in 1971 and developed a remarkable collection of work by African-American artists—many of whom were students of Dr. John Biggers and Carroll Harris Simms at TSU. They very intentionally created a life centered around the arts, raising their three sons in a home where music was always playing, and every wall was adorned with art.

Mary Lou passed away in 2004, but Andy continued to purchase the art she had inspired him to love. Many of the pieces in his private collection were created by artists he knew personally, who had a connection to TSU and/or worked in Houston.

The Fall exhibition at the Pearl Fincher Museum of Fine Arts will feature 47 works of art from Andy Moran's private collection, including work by Dr. John Biggers, Kermit Oliver, Edsel Cramer, Julian Kyle, Linda Hinojos, and EarlieHudnall, Jr.

A private Opening Reception will be held for Patron Members of the Pearl Fincher Museum on Friday, September 19, where Andy Moran will greet guests and talk about his collection.

New members are welcome to join by contacting the museum at 281 376-6322 or visiting [pearlmfa.org](http://pearlmfa.org). Located at 6815 Cypress wood Drive in Spring, the Pearl Fincher Museum of Fine Arts is open 10 a.m. to 5 p.m. Tuesday through Saturday. Admission is free. Donations and membership support are appreciated and help continue the Pearl's mission of art, education, and community.

## Help Me #EndCancer

Hello neighbors, my name is Leigh Ann Rucker, and I live right here in Spring. In 2020, I was diagnosed with Stage IV breast cancer. There is no cure for Stage IV, and the 5-year survival rate is only 22%.

I'm determined to change that as July was my 5-year mark. I'm raising money to support Stage IV breast cancer research at the Advanced Breast Cancer Program of MD Anderson Cancer Center—a program leading the way in cutting-edge treatments and giving patients like me more time. All funds raised through our team, STOMP OUT STAGE IV BREAST CANCER, go directly to this research and donations are tax-deductible.

One fun way I'm fundraising is through disc golf! Every Thursday in October after 4:30 p.m. at Spring Country Club (25110 Gosling Rd.), you can play disc golf while supporting Stage IV breast cancer research. Entry is only \$5 (plus course fees) with weekly closest-to-pin prizes, and we'll wrap up the month with a big raffle on the last Thursday of October.

Whether you'd like to read our stories, join the team, donate, or just come



out and play, I'd be so grateful for your support. Please click on the QR to read my story. Together, we can give cancer the boot once and for all.

**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. Saturdays, rain or shine!



- 9:00am – 1:00pm (October – June)
- 9:00am – noon (July – September)

The market typically closes only one Saturday during the year, the Saturday between Christmas and New Year's Day.  
**Address:** Grogan's Mill Shopping Center, 7 Switchbud Pl, The Woodlands, TX 77380

## SAVE THE DATE: Oct 3, 2025 - FREE

Local watercolor artist, Reva Power, is included in volume 2 of 50 Artists of Houston.



A book launch and signing will be held at Spring Street Studios, Houston, the evening of October 3, 2025. Come meet the artists and view their work in person!!

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