

# The Village Gazette



Volume 4, Issue 4  
Village Creek Community Association

April 2007

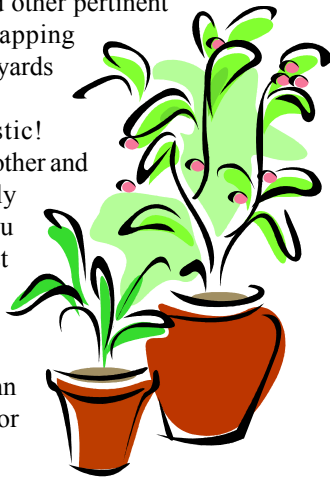
## It's time to Swap!

Join us Saturday, April 21, from 9 am – 12 pm in the community pool parking lot for the Second Annual Village Creek Plant Swap. Patty Banzhaf, who is Texas Master Nursery Certified, will be available to answer all your plant and gardening questions.

To participate in the swap, simply bring cuttings, divided plants or plants you have grown from seed. Plants should be healthy and pest free and in plastic containers or plastic bags for easy and clean transporting. For each plant, provide an index card with the plant name, growing characteristics and other pertinent information. In addition to swapping there will be tours of the gorgeous yards throughout our neighborhood.

Last year's event was fantastic! Neighbors learned a lot from each other and got a glimpse of some wonderfully planned and diverse backyards. You don't need plants to participate, just come with your questions and join us for the tours!

For more information, or to share your yard, contact Leigh Ann and John Wheat at 281-374-0459 or [jslawheat@yahoo.com](mailto:jslawheat@yahoo.com).



## Attention Graduating Seniors

If you are a graduating senior living in Village Creek, we want to hear from you. Where are you graduating from? What are your plans for college, the future? Have you or will you receive any honors or scholarships? What were some of the highlights of your high school career?

Please send this information and a picture to [skstengle@sbcglobal.net](mailto:skstengle@sbcglobal.net) by April 10 to be included in our special Graduation edition of the Village Gazette in May.

We're looking forward to seeing what great things are in store for our very own young residents!

## Yard of the Month Selections

Get your lawnmowers ready! In the months of April through September neighbors will have the opportunity to have their yard selected as the *Yard of the Month*. Selections are based on general attractiveness (color, uniformity), maintenance (manicured grass, nicely pruned shrubs, weed-free beds, healthy plants), color, creativity and originality. If your yard is selected, a picture of your yard will appear in the Village Creek newsletter, the yard of the month sign will be displayed in your yard and you will receive a gift certificate from a local nursery and the HOA.



## New Stop Signs:

New stop signs have been installed along Lake Vista. Please be sure to take notice of these new signs and as always, obey all traffic laws.

*Don't want to wait for the mail?*  
**View the current issue of the  
Village Creek Community  
Newsletter on the 1st day of  
each month online at  
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# The Village Gazette

## IMPORTANT NUMBERS

### EMERGENCY NUMBERS or 911

CenterPoint-Gas Leak ..... 713-659-3552  
 Constables Office ..... 281-376-3472  
[www.cd4.hctx.net](http://www.cd4.hctx.net)

Klein Fire Dept. .... 281-376-4449  
 Poison Control Center ..... 800-764-7661  
 Willowbrook Methodist ..... 281-477-1000

### SCHOOLS

Tomball ISD ..... 281-357-3100  
[www.tomballisd.net](http://www.tomballisd.net)

Willow Creek Elem (K-4) ..... 281-357-3080  
 Northpointe Int (5-6) ..... 281-357-3020  
 Willow Wood Jr (7-8) ..... 281-357-3030  
 Tomball High (9-12) ..... 281-357-3220  
 Transportation ..... 281-357-3193

### HOA MGMT

Chaparral Management Company ..... 281-537-0957  
 Ms. Tally Jenkins ..... [tallyj@chaparralmanagement.com](mailto:tallyj@chaparralmanagement.com)  
 Fax ..... 281-537-0312  
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 Spring, Texas  
 Mailing: P.O. Box 681007: Houston, Texas 77268-1007

### SERVICES

CPS ..... 713-626-5701  
 CenterPoint-Gas ..... 713-659-2111

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 FBI ..... 713-693-5000  
 Harris County Animal Control ..... 281-999-3191  
 Houston Chronicle ..... 713-220-7211  
 Greater Houston Pool ..... 713-771-7665  
 Aqua Services Billing ..... 713-983-3602  
 Aqua Service/Repair Calls ..... 713-983-3604  
 Reliant-Street lights ..... 713-923-3213

[www.centerpointenergy.com/outage](http://www.centerpointenergy.com/outage)

Sex Offenders ..... [www.familywatchdog.us](http://www.familywatchdog.us)  
 Time Warner Cable ..... 281-774-7222  
 Waste Management ..... 713-686-6666

Trash pickup Tues/Fri

Recycling Fri (only newspapers/#1 & 2 plastics/aluminum cans)

Yard Stork ..... [kpuente@garygreene.com](mailto:kpuente@garygreene.com)

### NEWSLETTER

Editor ..... [skstengle@sbcglobal.net](mailto:skstengle@sbcglobal.net)

(Deadline is the 10<sup>th</sup> of each month)

Publisher - Peel, Inc. .... 512-989-8905

Advertising ..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com), 888-687-6444

### RESIDENT BOARD MEMBERS

Scott Porto ..... [stporto@sbcglobal.net](mailto:stporto@sbcglobal.net)

Jimm Lubenow ..... [jlubenow@houston.rr.com](mailto:jlubenow@houston.rr.com)

Diana Christopher ..... [Diana.christopher@sbcglobal.net](mailto:Diana.christopher@sbcglobal.net)

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# The Village Gazette

## Pool and Splash Pad

With spring upon us and summer right around the corner, it's time to start preparing for the 2007 swim season. As a reminder, here are the rules and regulations for the Village Creek Community Pool and Splash Pad. Following these rules will ensure everyone enjoys our great water amenities this year, and for years to come!

### Swimming Pool Rules and Regulations

These rules and regulations, for the safe and sanitary operation of the pool, are for your protection and benefit.

- No glass containers in the pool/park area.
- All persons using the pool or pool area do so at their own risk and sole responsibility.
- Children under 10 years of age must be accompanied at all times by an individual 18 years of age or older to be admitted to the pool area.
- All members and their guests must register with the lifeguard upon entering the pool facility.
- Members will be held responsible for the actions of their guests.
- Management will not be held responsible for loss or damage of any personal property of any kind.
- The pool may be closed or its use limited at any time because of weather, operational difficulties, overcrowding and at the discretion of the manager. In case of lightning or thunder, Red Cross current standards will be used.

- No pets are allowed in the pool area.
- Alcohol and other drugs are prohibited.
- Profanity, improper behavior and intoxication are not allowed.
- It is requested that any individuals infected with a communicable disease, please not enter the pool facility for at least two weeks.
- All non-toilet-trained babies must wear swim diapers.
- The wading pool is limited to children under the age of 6 years old. Parents are responsible for the supervision of their children at all times.
- Running, pushing, wrestling, ball playing, dunking, splashing or causing undue disturbance in or about the pool area will not be tolerated.
- No diving in areas 6 feet deep or less per Texas code.
- Only Coast Guard approved life preservers are permitted and the supervising adult must be within arms reach of the child wearing the life preserver.
- Appropriate swimwear must be worn in the pool. No cut off jeans or pants, shorts or tennis pants, and only white shirts can be worn as protection from the sun in the water.
- Smoking prohibited inside pool area.
- Persons under the age of 18 are required to leave the pool upon signal of the lifeguard for adult swim/safety break. During this

(Continued on Page 9)



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**I'm Proud to be a Village Creek Resident!**

# The Village Gazette

## FREQUENTLY ASKED QUESTIONS

REGARDING VILLAGE CREEK HOA

Q: What is a homeowner's association?

A: It is a non-profit corporation registered with the State of Texas and managed by a duly elected Board of Directors. Its purpose is to maintain all common areas and to govern the community in accordance with the provision of the legal documents: CC&R's, Bylaws, and Articles of Incorporation.

Q: What is the Board of Directors?

A: The Homeowner's Association again is a corporation and therefore a governing body is required to oversee its business. The Board of Directors is elected by the homeowners. The limitation and restrictions of the powers of the Board of Directors is outlined in the Association governing documents. The Board of Directors are generally your neighbors.

Q: What is a "management company" and what do they do?

A: A management company is contracted by the Board of Directors to provide such services as: Collection of assessments, supervision of subcontractors, obtaining bids for subcontracted services, providing financial statements and collection reports, as well as a general clearing house for problem solving, communications with homeowners and the Board of Directors and to serve in an advisor capacity. The management company reports directly to the Board and all decisions are made by a majority vote of the Board of Directors.

Q: What is my assessment?

A: The assessment is the annual amount due from each homeowner to cover the operating expenses of the common area and provide for reserve funds for replacement of common facilities in future years. Your assessments are due on the first of the year. Statements will be sent in November of each year for the annual assessment.

Q: How is the amount of my assessment determined?

A: The Board of Directors annually develop the budget for the community. This budget is developed with specific guidelines and projections for utilities, landscaping, administration, etc. Reserve funds are monies set aside for future expenses due to the life expectancy of certain items: lighting, street resurfacing, pool equipment, etc. These amounts are then divided by the number of units build in a given phase of development.

Q: Will my assessment go up?

A: There is no concrete answer to this. Most deed restrictions (CC&R's) provide for annual increases, but can not exceed a specific percent per year without the vote of the membership. The Board of Directors may approve an increased budget, increasing your assessment up to this percentage in order to cover increased costs of

(Continued on Page 5)

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# The Village Gazette

## FAQ's - (Continued from Page 4)

operating and maintaining the common area and sufficient reserve funds. The increase will be determined by the level of services to be provided to the community.

### Q: What happens if I don't pay my assessment?

A: The maintenance and management services incurred by the Association are dependent upon timely receipt of the assessments due from each homeowner. Late payments will result in a late charge as assessments are due on the first of each year. In addition, the deed restrictions (CC&R's) allows the Association to charge late charges and interest and proceed with a lien on your property, or foreclosure proceeding for non-payment of assessments.

### Q: What are the CC&R'S (commonly referred to as deed restrictions)?

A: The Covenants, Conditions and Restrictions (CC&R's) are the governing legal documents that set up the guidelines for the operation of the planned community as a non-profit corporation. The CC&R's were recorded by the County recorder's office of the County in which the property is located and are included in the title to your property. Failure to abide by the CC&R's may result in a fine to a homeowner by the Board of Directors.

### Q: What are the Bylaws?

A: The Bylaws are the guidelines for the operation of the non-profit corporation. The Bylaws define the duties of the various offices of

the Board of Directors, the terms of the Directors, the membership's voting rights, required meetings and notices of meetings, and the principal office of the Association, as well as other specific items that are necessary to run the Association as business.

### Q: Why are there deed restrictions?

A: With the City of Houston and Harris County not being zoned, CC&R's or deed restrictions are the primary defense to protecting property values in a community. Regular monthly inspections are conducted by the management company to ensure homeowners are in compliance with the deed restrictions. Those homeowners in violation are sent a notice to correct the violation on their property and bring it into compliance. Failure to do so in a timely manner results in additional notices, and perhaps even additional charges or even legal fees.

### Frequent CC&R Violations:

1. Inoperable car or truck
2. Trailer, campers, r/v or boats on property
3. Broken or missing fence pickets
4. Regularly maintained and mowed yard
5. Exterior painting faded or peeling
6. Improvement without ACC/ARC approval

### Q: Are there any other rules?

A: The association has developed Rules and Regulations as provided

(Continued on Page 6)

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# The Village Gazette

## Teenage Job Seekers

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### **Attention Teenagers**

The **Teenage Job Seekers** listing service is offered free of charge to all Village Creek teenagers seeking work. Submit your name and information to [skstengle@sbcglobal.net](mailto:skstengle@sbcglobal.net) by the 8<sup>th</sup> of the month!

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### FAQ's - (Continued from Page 5)

for in the CC&R's and adopted by the Board of Directors. Rules are instigated to provide direction to the homeowners for common courtesies with regard to parking, vehicles, pets and pool use hours, etc. In addition, your Association may adopt Architectural Guidelines with procedures for submitting requests to make exterior changes to your home. Such changes may include patio covers, decks, landscaping, exterior color changes or extensive interior changes and additions. These rules and guidelines are set up to maintain the aesthetic value and integrity of the community on behalf of all owners, and hopefully protect the market value of your investment as well. Violations of these rules may result in action by the Board of Directors and a fine. In addition, if you proceed with an exterior improvement or change, without written approval of the Board of Directors, you will be required to remove or correct the alteration and/or be fined for the violation.

Please direct any further questions to Tally Jenkins at Chaparral Management Company. Chaparral is located at 6630 Cypresswood Drive, # 100, Spring, TX 77379. You can reach Tally by phone at 281-537-0957, fax at 281-537-0312 or email at [tallyj@chaparralmanagement.com](mailto:tallyj@chaparralmanagement.com).

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# The Village Gazette

## Constable's Corner

If you haven't had an opportunity to do so before, now is a good time to take a look at the website for Harris County Pct. 4 Constables, <http://www.cd4.hctx.net>. The website has downloadable forms for "Vacation Watch," as well as a document library covering interesting topics like how to protect yourself from identity theft and how to promote personal safety. There is also a direct link to the fraud hotline and an interactive quiz that will help you reduce your home insurance premiums. In addition, the site provides crime safety statistics for the area and explains the "Are You Okay" program of automated phone calls to senior citizens or other shut-ins who may live alone and need assistance.

Also, you may want to go to <http://www.co.harris.tx.us/ServicesA2Z.htm> for an "A to Z" guide to all other Harris County Services.

## Deed Restriction Reminder:

Village Creek deed restrictions prohibit residents from operating a business from their residential home. Selling items from your personal business, such as overstock and clearance items, are in violation of the deed restrictions.

## Business Classified

**NOW HIRING:** Lifeguards, Managers, Swim Instructors, Lifeguard Instructors. Benefits offered: excellent wages, flexible schedules, work close to home, work with friends. Apply online [www.bealifeguard.com](http://www.bealifeguard.com). 713-771-POOL (7665)

## Flyers:

If you post any flyers, including those for lost pets, on the stop signs or street light poles within our community, please remember to also remove them in a timely manner.

At no time will any source be allowed to use the Village Creek Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Village Creek HOA and Peel, Inc. The information in the Village Creek Newsletter is exclusively for the private use of Village Creek Neighborhood residents only.

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# Village Creek Market Report

Courtesy of "DAVID FLORY"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Sep 06	Oct 06	Nov 06	Dec 06	Jan 07	Feb 07
\$350,000 +	0	0	0	0	0	0
\$300,000 - 349,999	0	0	1	0	0	0
\$250,000 - 299,999	0	0	0	0	0	2
\$200,000 - 249,999	1	2	1	2	2	2
\$160,000 - 199,999	1	1	2	2	0	3
\$160,000 -	0	0	1	1	0	0
<b>TOTAL</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>7</b>
<b>Highest \$/Sq Ft</b>	<b>87.49</b>	<b>76.18</b>	<b>87.79</b>	<b>80.34</b>	<b>67.92</b>	<b>78.61</b>

This chart represents the homes that have sold and closed in the past 6 months according the Houston Multiple Listing Service.

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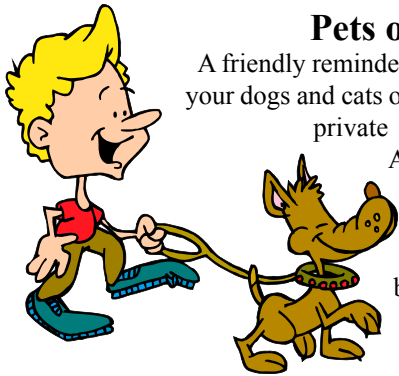
# The Village Gazette

## Pool and Splash Pad - (Continued from Page 3)

- period, persons under the age of 18 must be completely out of the water.
- For the safety and enjoyment of all, the lifeguards have full authority to ask disruptive or unruly guests to leave the facility.

### Splash Pad Rules

In order to maintain the surface of our splash pad, wagons, skateboards, bicycles, tricycles, rollerblades, strollers or any other object may not be used on the surface of the pad. The only things allowed are the pitter patter of little feet and water.



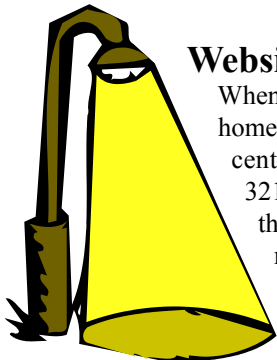
### Pets on a Leash

A friendly reminder to our neighbors, please keep your dogs and cats on a leash when outside of your private fenced area....this is the law.

Another friendly reminder is to please scoop up after your dog. An easy way to do this is to bring along a plastic bag tied to your dog's leash. Thank you for helping keep our neighborhood clean.

### Advertising Information

- Please support the business that advertise in the Village Creek newsletter.. Their advertising dollars make it possible for all residents to receive a newsletter each month at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com) for ad information and pricing.
- The deadline for ads is the 10th of each month for the upcoming month's newsletter.



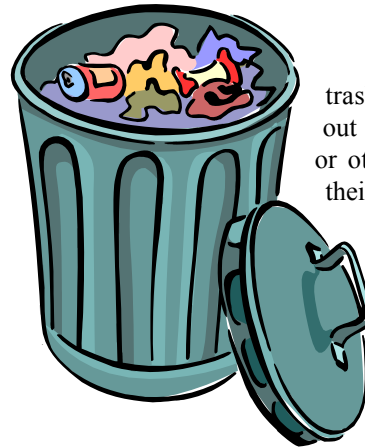
### Website for Street Light Outages

When there is a street light that is out near your home, please report these to the website [www.centerpointenergy.com/outage](http://www.centerpointenergy.com/outage) or 713-923-3213. You will need the home address near the street light that is in question and the number located on the pole. Help keep our neighborhood safe!



### Request Changes

If you would like to request the addition of stop signs or traffic lights, visit [www.hcp4.net/cad/index.htm](http://www.hcp4.net/cad/index.htm). This is the website where you can make these requests known. It is also the place to request street repairs and other needs for our community.



### Trash

Please be sure to secure your trash and/or recycling as you put it out for pick up. Pieces of newspaper or other small trash objects can find their way out of an open trash can or recycling bin and end up all over the neighborhood, making it look a little messy. It is all of our responsibility to ensure Village Creek stays beautiful and clean!

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# The Village Gazette

## Stop TXU's Rush to Pollute Our Air

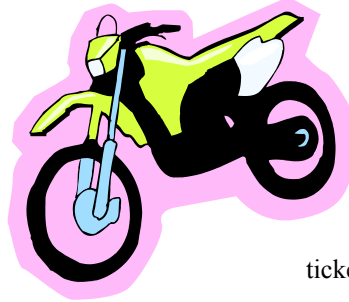
*Submitted by Will Easton, Manager, Actforchange.com*

Texas energy giant TXU is planning to build 11 large, coal-fired power plants across Texas. If built, these plants will emit millions of tons of pollution each year and lead to higher rates of asthma (from nitrogen oxides), brain damage (from mercury) and lung cancer (from particulate matter) for Texas residents. Hardest hit will be vulnerable populations such as children and the elderly.

Apart from the direct health impacts all over Texas, these proposed new coal plants would also have enormous impacts for the future of our planet. Building these old-technology plants now – with the threat of catastrophic climate change looming – will lock in billions of tons of unnecessary carbon dioxide emissions over the coming decades. Instead of coal, investments in efficiency, solar and wind must be explored to meet Texas' future energy needs at a fraction of the financial and environmental cost.

Incredibly, Texas Governor Rick Perry recently issued an executive order fast-tracking the permitting process for these new plants, and limiting the public's opportunity to have a say in the matter. However, State Representative Charles "Doc" Anderson has introduced House Concurrent Resolution (HCR) 43 – which calls for a moratorium on the fast-tracked coal plant permits.

Citizens of Texas deserve a fair chance to have their say about these new plans for dirty coal plants. Visit <http://act.actforchange.com/cgi-bin/7/DM/y/esJK0EqLTO0COB0BWit0EE> to learn more about this disturbing possibility and to encourage your representatives to support Anderson's resolution.

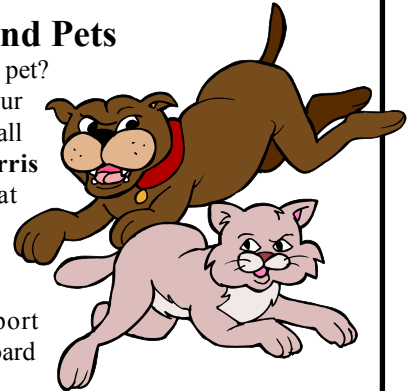


## NOTICE:

Non-street legal motorcycles, 4 wheelers and mini scooters (that do not hold a state license registration) on Village Creek streets are not legal or safe. The Constable's office will ticket those in violation.

## Lost and Found Pets

Have you found someone's pet? Have you lost your pet? If your answer is yes, we encourage all residents to please call **Harris County Animal Control** at **281-999-3191**. The HOA offers their sympathy when one has misplaced a cat or dog, but please do not report lost or found pets to HOA Board Members.



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# Happy Easter



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## Recycling

Have you ever thought, "I should really recycle?" Well, you're right. Recycling is something each of us can do to help our environment, and it's very easy. Every Friday newspapers, cans and plastics marked with a number 1 or 2 are picked up. Special bins are required for proper sorting, and you can get yours by calling 713-686-6666. Take this small step to making a huge difference in our world!



## Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

8		5				9	4	
9								2
1				7		5		
7					1		5	
5		4						
	2		3					
	1			9	8	2		7
		8			2			
				4		8		9

\*Solution at [www.PEELinc.com](http://www.PEELinc.com)

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## Debbie's SALES & LEASES in 2007



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827 W. 26th St.	12755 Mill Ridge #601	11903 Rocky Lake
832 W. 26th St.	12122 Mazefield	11934 Sonora Springs
836 W. 26th St.	11606 Moorcreek	16011 Cypress Valley
11211 Crooked Pine	16539 Cypress Thicket	- sold in 5 days!

### Current Listings

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10214 Marwood Falls	12030 Moorcreek

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