

# The Village Gazette



Volume 6, Issue 5  
Village Creek Community Association

May 2009

## Community Happenings

Peggy Lastropes' debut event as the new Social Chair was a huge success as residents of Village Creek were treated to an amazing Easter Parade, Egg Hunt, and festivities this past month. Among the contest winners were Linden Lilah who was awarded first place in the wagon division of the Easter Parade contest. Paris and Rome Gabbert were the second place winners. Claire Sellers took first place in the bike division, while Catie Seal won second place. Also, kicking off the spring in the neighborhood were the first winners of the Yard of the Month Contest. Take a drive by 17311 Sunset Arbor to enjoy the April winners spectacular landscaping.

Upcoming events include the neighborhood garage sale slated to take place on May 1-2. Don't forget to mark your calendars for Memorial Day weekend when the pool and splash pad open for the season.



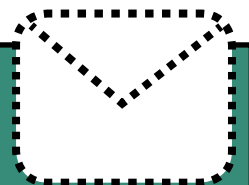
## April Yard of the Month



17311 Sunset Arbor

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# The Village Gazette

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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  
6630 Cypresswood Drive, Suite 100, 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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Domestic Violence .....281-401-6250  
FBI.....713-693-5000  
Harris County Animal Control .....281-999-3191  
Houston Chronicle .....713-220-7211  
Greater Houston Pool .....713-771-7665  
Municipal District Services (24 hrs) .....281-290-6500  
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..... Tisha Butler  
.....[tisha@myvillagecreek.net](mailto:tisha@myvillagecreek.net)  
(Deadline is the 10th of each month)  
Publisher - Peel, Inc.....512-263-9181  
Advertising.....[advertising@PEELinc.com](mailto:advertising@PEELinc.com), 888-687-6444

### RESIDENT BOARD MEMBERS

Scott Porto ..... [scott@myvillagecreek.net](mailto:scott@myvillagecreek.net)  
Don Rumsey .....[don@myvillagecreek.net](mailto:don@myvillagecreek.net)  
Jason Giddens .....[jason@myvillagecreek.net](mailto:jason@myvillagecreek.net)  
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Jayland Keeney .....[jayland@myvillagecreek.net](mailto:jayland@myvillagecreek.net)  
..... [poolcards@myvillagecreek.net](mailto:poolcards@myvillagecreek.net)

### SOCIAL CHAIRPERSON

Peggy Lastrapes ..... [peggyjo108@yahoo.com](mailto:peggyjo108@yahoo.com)

## Featured Deed Restriction

### *Deed Restriction, Article IX, Section 20*

The digging of soil or removal of soil from any Lot is expressly prohibited except as necessary in conjunction with the landscaping of or construction on said Lot. No trees shall be cut except to provide room for construction of improvements or to remove dead or unsightly trees and then only following the obtaining of written approval for such cutting by Declarant or the Association, given in their sole discretion.

### Attention:

There is a new stop sign at Lake Vista and Cobble Shores.



**Check Out Our Website:** [www.Myvillagecreek.net](http://www.Myvillagecreek.net)

### HOA Meetings

The Home Owners Association (HOA) meets the 3rd Monday of each month at 6:00 p.m. to discuss general business and special concerns. The meetings are held at the Fairwood club house, located at 14701 Spring Cypress. All residents are encouraged to attend.

### Block Captains Still Needed!!!

The streets below still are in need volunteer block captains. If you'd like to volunteer or would like to receive more information, please visit [www.myvillagecreek.net](http://www.myvillagecreek.net) or email [mike@myvillagecreek.net](mailto:mike@myvillagecreek.net).

Brair Harbor  
Cloverview  
Cobbleshores-South  
Days Dawn  
Flower Mist  
Gables Bend  
Imperial Crossing  
Leeside Drive  
Ligustrum Trail  
Midland Creek  
Morning Rain

Pedder Way  
Scarlet Forest  
Sherlock Acres  
Sky Haven  
Towne Bridge  
Village Breeze  
Village Commons  
Village Creek Trail Court  
Willow Breeze  
Wandering Streams-East  
Wandering Streams-West

# 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.

	Oct 08	Nov 08	Dec 08	Jan 09	Feb 09	Mar 09
\$350,000 +	0	0	0	0	0	0
\$300,000 - 349,999	0	0	2	0	0	0
\$250,000 - 299,999	0	0	0	0	0	0
\$200,000 - 249,999	1	0	1	0	1	3
\$160,000 - 199,999	0	2	0	0	3	0
\$160,000 -	0	0	0	0	0	0
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>3</b>
<b>Highest \$/Sq Ft</b>	<b>66.30</b>	<b>76.42</b>	<b>95.41</b>		<b>90.53</b>	<b>71.19</b>

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

## #2 Realtor In Texas

Realtor Teams per Remax 9/2008

### David "Super Dave" Flory



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(Teams by Sides, Wall Street Journal- November 8, 2008)

**HIGHEST PRICE PER SQ.FT. resale homes sold  
in Village Creek: \$101.72**



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## Trails System and Parks Plan to Provide Recreational Opportunities and Protect Home Values

Northwest Harris County Municipal Utility District No. 5 residents will have an opportunity to vote in a Parks Bond Election scheduled for May 9, 2009, to approve funding of an extensive system of walking trails and neighborhood park improvements throughout the District. However, The MUD will not build these parks or borrow the money to do so unless the repayment and construction can be performed without an increase in taxes.

The *Parks Master Plan* was developed by a special District Advisory Group, comprised of representatives of the MUD board and Homeowner Associations within the District, working closely with park planning experts and the MUD Board staff.

They have designed the Plan to take advantage of existing pipeline easements, drainage ditches and detention ponds. With the approval of District residents, the MUD will be eligible to apply for matching funds from the Texas Parks and Wildlife Department and local sources.

Dave Wilson, District resident and Village of Indian Trails HOA President, said he is pleased with the effort to date. "A lot of hard work and careful consideration has been put into developing the Master Plan. We're all looking forward to the next phase, consulting on the implementation and construction details as we move toward construction. This is truly a very flexible plan so that each subdivision will help be able to guide projects that provide maximum benefits."

Village Creek is one of 13 subdivisions in the MUD District, along with Fairwood, the Reserve at Cypress Creek, the Settlement at Cypress Creek, Rock Creek, Lakewood Oaks Estates, Forest Creek Farms, Oakcrest, Tree Line, Lakes at NorthPointe, Grant Meadows, Haydon Lakes, and Village of Indian Trails subdivisions.

Jim Adams, President of Fairwood Homeowners Association and member of the planning group, also feels strongly that the Plan is on the right track. "This is an excellent template for future trails and parks and will be accomplished in currently underutilized areas," he said. "In addition to adding recreational opportunities so appreciated by family members of all ages, research has demonstrated that this kind of trail system and park amenities have a significant positive impact on community property values."

According to Jim Burke, General Manager of the District, "The Board plans to stage the projects so that costs can be absorbed into the District's existing financial structure. Continued growth in the District allows us to commit to a plan without tax increases." With the Plan as a guide" he explained, "the MUD will work closely with residents and homeowner associations in designing, construction and operation of the parks and trails. In addition to providing facilities that are safe and well maintained on an ongoing basis, our purpose is to increase both the residents' quality of life and their property values."

Election Day voting will be 7:00 a.m. to 7 p.m. On Saturday, May 9, 2009 at the MUD building in Fairwood subdivision, 14701 Spring Cypress. Early voting will be between 8 am and 4 pm - April 27, thru May 5.

The *Master Park Plan* can be viewed at the planner's website, [www.ehrrainc.com](http://www.ehrrainc.com). Click on the "Links" tab at the top of the page. The Northwest Harris County MUD No. 5 Parks Master Plan appears at the top of that page.



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## Puppy Poo

Please remember to always clean up after your pet when walking them in the neighborhood. Nobody likes stumbling upon pet messes while enjoying the outdoors.

## Pool Access Cards

Please e-mail [villagecreekpool@yahoo.com](mailto:villagecreekpool@yahoo.com) if:

1. You are a new home owner and never received a pool card.
2. Your pool card isn't working.
3. You've lost your previous pool card. Replacement cards are \$10.00. Old cards will be deactivated.
4. You would like additional pool cards for your family. Extra cards are \$25.00 each.

Be sure and include your name, address and telephone number in the e-mail. If your card isn't working, also include the number located on the back of the card.

## Welcome to the Neighborhood!

Village Creek would like to welcome new residents to our community.



Benjamin & Amanda Goodwyn  
12810 Sienna Trails Drive  
Tomball, TX 77377

Michael & Erica Sellers  
12831 Sherlock Acres  
Tomball, TX 77377

Glen Sliwa  
12703 Mossy Ledge Drive  
Tomball, TX 77377

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## School News

Students in Tomball ISD will be out of school on May 25 for Memorial Day, and the last day of school will be on June 3.

Graduation will be celebrated on June 6th.

Athletic physicals will be offered for students in grades 7-12 on Saturday, May 16 at Willow Wood Junior High for \$20. Check [www.tomballisd.net](http://www.tomballisd.net) for more details.



### 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.

## 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.

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***Do you have a home to sell? Call me today and we'll work together to create a sales plan showcasing your home's unique appeal.***

## Village Creek Market Analysis

### # of Active Listings: 21

Price Range: \$164,900 - \$369,000

Avg. # Days on Market: 133

Avg. \$/sq. ft: \$82.12

Highest \$/sq. ft: \$99.41

Lowest \$/sq. ft: \$68.32

### # of Pending Sales: 3

Price Range: \$213,500 - \$299,900

Avg. # Days on Market: 32

Avg. \$/sq. ft: \$78.35

Highest \$/sq. ft: \$86.08

Lowest \$/sq. ft: \$69.49

### YTD Sales: 7

Price Range: \$165,000 - \$237,500

Avg. # Days on Market: 102

Avg. \$/sq. ft: \$72.34

Highest \$/sq. ft: \$90.53

Lowest \$/sq. ft: \$62.45

\* Data from Houston MLS – 04/08/2009



### **Suzanne Ellison, ABR, CDPE**

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Cypress, TX 77429

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## Summer Events at Cypress Christian School

### Educational Camps

**High Touch-High Tech Science Camp**—June 1-5: This is a one-week session that brings a child's imagination to life as he/she enjoys a variety of interactive, science-related activities. It will be an inspiring week of fun and learning! For more information, log on to [www.ScienceMadeFunHou.net](http://www.ScienceMadeFunHou.net), call 866 799-4848, or e-mail [info@ScienceMadeFunHou.net](mailto:info@ScienceMadeFunHou.net).

**Art Camp**—June 8-12: Thomas Martin, CCS Elementary Art Teacher, will conduct a week-long art camp during which students will complete different art projects, including painting and sculpture. Supplies and snacks will be provided.

**Camp Invention**—June 15-19: This is a week-long summer enrichment program in the fields of science, mathematics, history, and the arts for children entering grades 1-6. The camp is derived from the National Inventors' Hall of Fame. For more information, log on to <http://www.invent.org/CampInvention/>.

### Sports Camps

#### Basketball Camps:

Grades 3-6, June 29-July 2 from 9 a.m.-12 p.m.

Grades 7-12, June 29-July 2 from 1 to 4 p.m.

#### Guard Clinic:

Grades 6-12, June 20 from 9 a.m.-3 p.m.

#### Post Clinic:

Grades 6-12, June 27 from 9 a.m.-3 p.m.

#### Soccer Camp:

July 13-18-5:30-8:30 p.m.

#### Volleyball Clinics:

Grades 3-8, Tuesdays and Thursdays, June 9-30 and July 14-July 23 from 5:30-7:00 p.m.

Grades 9-12, Tuesdays and Thursdays, June 9-30 and July 14-July 23 from 7:00-9:00 p.m.

For more information, visit the school web site at [www.CypressChristian.org](http://www.CypressChristian.org) (Summer Camps 2009) or call 281-469-8829.

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 8681 Louetta Road #150  
(between Champions Dr. & Champions Forrest Dr.)

**Foot Specialists of Tomball**  
**281-351-5599**  
 13414 Medical Complex Dr., Ste. 11

# The Village Gazette

Not Available Online

## 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 [diana.christopher@sbcglobal.net](mailto:diana.christopher@sbcglobal.net) by the 8<sup>th</sup> of the month!

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# The Village Gazette



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## Recipe of the Month: Sloppy Joes



*Grata Reber's Cookbook, Yield: 4 to 6 sandwiches*

### Ingredients

1 lb. lean ground beef	2 tsp. Worcestershire sauce
1 (8 oz.) bottle catsup	½ green pepper, diced
1 tsp. brown sugar	1 tsp. white vinegar
½ tsp. dry mustard	½ tsp. allspice
1 Tbsp. relish	2 tsp. chili sauce
1 onion, finely chopped	Salt & pepper to taste

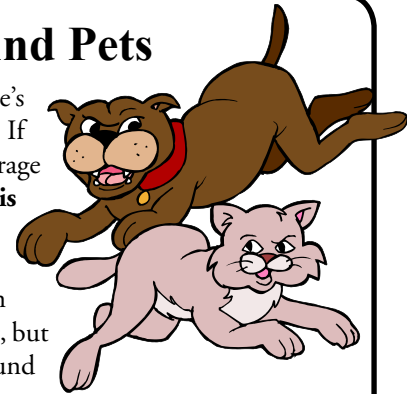
### Directions

Brown ground beef in medium skillet, drain excess fat. Add remaining ingredients and mix thoroughly. Simmer in skillet for 45 minutes. Serve on sandwich rolls or hamburger buns.

*If you would like to submit YOUR recipe email it to [articles@peelinc.com](mailto:articles@peelinc.com).*

## 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.



## 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.

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**PHONE:**  
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# The Village Gazette

## MEET TERRAIL



*DOB: August 1995*

Terrail is described as "a sweet and good child," with no major behavioral issues. Terrail is generous and shows affection and compassion towards others. He is calm, easy going and affectionate. Terrail likes playing with his toys, drawing, coloring and playing outdoors. He is an explorer and a learner. He loves animals. Hamburgers and fries from McDonalds top his list of favorite foods. Terrail has made good progress in his development and behaviors while in the nurturing and consistent environment of his foster home.

He would love to be adopted; he wants a forever family. Terrail likes younger kids, another child his age or younger would do well with him. He needs a family who can offer him stability, patience and consistency.

For more information, contact Grace Lindgren, LMSW Wendy's Wonderful Kids Recruiter, Adoption Coalition of Texas [gracelindgren@adopttexas.org](mailto:gracelindgren@adopttexas.org), (512) 687-3209

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**Step 4: DECORATE**

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*So when you're ready to set the stage to sell your home, please give me a call.*



# KARA PUENTE

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