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Tomball ISD 281-357-3100, 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
Tomball Memorial High School 281-357-3230
Transportation..... 281-357-3193

SERVICES

Village Creek Management.... Pam Hummel
Email.....pam@crest-management.com
Phone..... 281-945-4618, Site Mgr.
Website.....www.Crest-Management.com
Village Creek Board Website.....www.VillageCreek.us
Harris County Animal Control
..... 281-999-3191
Precinct 4 Non-Emergency..... 281-376-3472
Lost/Found Pets..... Nextdoor.com
Harris County Veterinary Public Health..... 281-999-3191
Municipal District Services (24 hrs) 281-290-6503
For water leaks, water outages, water quality, or sewer leaks or
stoppage. Street lights out & power outages.....
.....www.centerpointenergy.com/outage
Harris County traffic signal outages..... 713-881-3210
Best Trash..... 281-313-2378
customerservice@besttrash.com, and www.best-trash.com

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NEWSLETTER

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Editor Village Creek Mediavcmedia@villagecreek.us

Homeowner Briefing for Village Creek Board Meeting

The following notes are several months old at time of print, but since this is a new feature, we're publishing them anyway, in attempt to inform readers of recent events.

The June HOA Board Meeting was held on June 15, 2020 at The Venue, 11729 Spring Cypress, Tomball, TX 77377. A quorum of Board members was met with four board members: Brian Martin, President; Ty Thomas, Director; Cynthia Moody, Treasurer; and Chimeria Gonzalez, Director present. Pam Hummel representing the neighborhood management company Crest Management was present.

There were two ratification of actions in between meetings: replace module at Splashpad and send Monteverde Gardens to Attorney regarding final payment. Both were approved.

The constable report was read by Pam Hummel and had 47 calls for May 2020 listed.

The Board presented the May 2020 financial report to the homeowners present. Pam Hummel reviewed the balance sheet and income statement. As of May 31, 2020, the Association has a 95% collection rate for 2020 Assessments.

The various committee reports were provided by Steve Winter for the Architectural Review Committee, Peggy Barriga for the Social Committee, Director Martin providing an Infrastructure update, and Director Thomas providing a Safety/Security update. The media committee is currently recruiting volunteers and will handle the electronic sign, newsletter, and all social media.

New business matters discussed were: 1) The pool opening has taken place using the current social distancing standards as set forth by Harris County. 2) The July Annual Meeting will be the 20th. The Candidate Questionnaire will be available on the website and as insert for directions for email sign up and the ARC application process. 3) Director Martin motioned for board to use Election Buddy for the Annual Meeting for electronic voting. The board unanimously approved the motion. 4) The board confirmed that the start date for Land Crafters will be July 1, 2020. 5) The board stated that the official sources for social media would be sent to Pam Hummel. 6) The board announced that the splashpad will be open within the week and the playground will be closed until Harris County announces an opening date for play equipment. 7) The board confirmed that some tallow trees were removed and a larger tree in the forested area was removed due to safety concerns.

The Homeowner Forum had seven homeowners in attendance with none bringing forth comments or concerns before the board.

The open session adjourned at 7:21 PM. Complete minutes of the meeting are attainable by contacting Pam Hummel at Crest Management.

ARC Monthly Update: The Specifics on Roofs

Once again this month it looks like everyone is looking around, since we are all stuck at home, and finding ways to improve our little castle. As usual the number one request is fences followed quickly by new roofs.

The ARC has spoken a number of times on fences so let's talk about roofs this time. The guidelines say that you must apply for an EMR prior to replacing your roof and that the following standards must be met. The new roof must have a minimum 20-year warranty and may not be wood shake or metal. The underlayment must be 30lbs conventional felt or 15lbs synthetic felt. There is a wide range of colors, but basically muted dark earth tone weathered wood is acceptable.

Of course, the first thing you need to do is to gather the information and a color sample of the roof to be placed and file an EMR. The committee will be happy to work with you if there are any issues. The most common reason for an unapproved EMR is the warranty. This is really here for your protection so be sure to ask what is covered by the warranty and how many years the roof is warranted for. Of course, it is always a good idea to do a little bit of due diligence on the company wanting to perform the work.

The last bit of advice is to make sure that they clean up when they're done. I've spoken with several neighbors that have had their landscapers run over nails because they had a roof replaced. Their roofing company had not run a magnet across the lawn when they were done. Whether shot from a nail gun or a lawn mower a flying nail can still be dangerous.

As always if you have any questions or need assistance in filing your

EMR please feel free to get in touch with the Architectural Review Committee through the contact form (under the Contact tab on the Home page) on our neighborhood website www.VillageCreek.us. The ARC is always happy to help.

Board of Directors Announcement



Please join the HOA Board and Crest Management in welcoming Eddy Kharrazi to the board. Eddy is a Civil/Structural engineer who also has a Master of Business Administration and brings a strong business and financial acumen to the board. Eddy currently works as a Senior Project Manager at the Port of Houston. In his spare time, Eddy enjoys outdoor activities with his family, sailing, dancing, and photography.

The second we started working together I felt they were 1000% committed to selling my house. They truly care about their clients. This is probably why they are so great at their career. - Brad Henderson

Her professionalism, knowledge & expertise were invaluable. We knew from the start we were in good hands. - Yvonne Hanks

"Her knowledge and negotiation skills are unmatched by any agent that I have dealt with in many years. I was in real estate myself for over 30 years!" - Sue Boehmiller

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Homes Active on the Market 3
Lowest Sales Price \$297,500
Highest Sales Price \$459,000
Average Price Per Sq. Ft. \$109.82

Pending Sales 8
Lowest Sales Price \$249,500
Highest Sales Price \$375,000
Average Price Per Sq. Ft. \$105.52
Average Days on Market 70 Days

Homes Closed in 2020 18
Lowest Sales Price \$242,000
Highest Sales Price \$409,000
Average Price Per Sq. Ft. \$105.12
Average Days on Market 37 Days

*Data is from HAR for 7-1-20 through 7-31-20

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Social Committee Monthly Update

The Social Committee has been working on a business directory for the community. Residents can view the directory on our neighborhood website www.VillageCreek.us. From the survey we did recently, we learned that many residents would like to join special interest groups, and we are planning some to be launched as soon as we can meet face-to-face. Our most exciting news is that we welcomed three new members: Hailey Piowaty, Leslie King and Paulette Morison. Each of these residents bring unique talents and perspectives to our social committee. If you want to help, there is always room for more members and volunteers.

Safety Committee Monthly Update



You may have noticed the new lines across the road at the old splash pad on Lake Vista. Those were installed by the county, along with a pedestrian sign, after community concerns for pedestrian safety of residents coming off the bike trail were raised by the Safety Committee.

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A cartoon illustration of a house with a paintbrush stuck in the roof. The house has a chimney and a door.

Media Committee Monthly Update

The media committee works behind the scenes to facilitate communication between your elected HOA board and its committees and our fabulous residents. We strive to keep our residents in-the-know and feel more engaged in our neighborhood.

We are working diligently on these goals. We are launching social media profiles on the popular social media platforms Instagram @Village Creek HOA and Twitter @Village Creek HOA to complement our already strong Facebook presence @Village Creek Tomball, and posts on Nextdoor.

We are more accessible than ever before! We regularly update the neighborhood website www.VillageCreek.us. Blast emails with upcoming events and must-know news. Send monthly updates via "The Voice" to your mailbox. Connect with you on social media. If you don't have time for all that, we keep you informed with the essential top-line information on the LED sign at our front entrance. If you have an idea of how we can communicate better with the community at large, please don't hesitate to drop us a line at VCMedia@VillageCreek.us.

**Not Available
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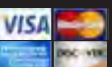
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