



VOLUME 17 | ISSUE 10 | OCTOBER 2020



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compliments of Cole
Martin, age 15.*

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IN CASE OF ANY EMERGENCY DIAL 911

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Tomball ISD	281-357-3100, www.tomballisd.net
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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	

Trash and Bulk Waste on both Tuesdays and Fridays

Recycle on Tuesdays only. Recycle only plastics (1-7), steel and aluminum cans, cardboard, paper, or paper grocery bags, and glass (any color).

Digging? Two days prior to ANY digging in your yard, call 811 or use <http://www.lonestar811.com/>

NEWSLETTER

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Homeowner Briefing for Village Creek's August Board Meeting

The August HOA Board Meeting was held on August 17, 2020, at The Venue, 11729 Spring Cypress, Tomball, TX 77377 and via Zoom virtual meeting. A quorum of Board members was met with all Board members present: Ty Thomas, Brian Martin, Cynthia Moody, Chimeria Gonzalez, and Eddy Kharrazi. Pam Hummel representing the neighborhood management company Crest Management was present.

There were no ratifications between the July and August Board meetings.

The constable's report was read by Pam Hummel and had 35 calls for July 2020 listed.

The Board presented the July 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of July 31, 2020, the Association had 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, Samantha Miller for the Media Committee. The Safety & Security Committee chairperson was absent.

New business matters discussed were: 1) The Board unanimously voted to install the following officers: Ty Thomas, President; Brian Martin, Vice President; Cynthia Moody, Treasurer; Chimeria Gonzalez, Secretary; and Eddy Kharrazi, Director at Large. 2) The Board was presented with one bid for the 2019 Audit. The Board tabled this bid and asked for more bids for comparison and they would like to meet the auditor. 3) The ARC Guidelines are still with the attorney. 4) The Board asked to replicate the most recent order for pet station bags and to have the landscaper pick them up from the Crest office. 5) Director Thomas motioned to extend the pool hours three weeks until Labor Day. The Board voted unanimously to accept, second, and carry the motion. 6) The Board was presented with two electrical bids for various exterior electrical items. The bids were tabled for more clarity on items that need repair. 7) The Board asked for a bid for coping repairs at the pool. 8) The Board asked for a bid to paint the benches at the park. 8) The Board asked to have the home that is owned by the association added to the agenda.

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

The open session adjourned at 8:16 PM. Complete minutes of the meeting are attainable by contacting Pam Hummel at Crest Management.

External Modification Requests (EMRs) and when do you need one?

This year has been a busy year for the Architecture Review Committee (ARC) with a considerable increase in EMR requests when compared to this same time frame as last year. Along with an increase in EMRs has been an increase in questions.

When must you fill out an EMR?

An EMR needs to be filled out for any construction on the outside of your home and any modifications done to your property that can be seen from the road. The most common examples of construction would be building or installing a pool, patio cover, pergola, trellis, or solar panels. Any changes or modifications that can be seen from the street also need an EMR filed with Crest Management. The most common examples of these types of changes are significant landscaping changes such as cutting down a tree and installing items like a satellite dish, fence, or gutters that can be seen from the street. An EMR pertains only to the outside of your home and is not needed for any modifications done inside the home.

What happens when you file an EMR?

1) Fill out an EMR on the Crest Management website:

www.Crest-Management.com.

2) Crest Management reviews the request.

3) The ARC reviews the request.

4) The ARC votes on whether the EMR complies with the deed restrictions and covenants. It takes three ARC members to approve a request, but all four members of the committee to deny a request.

5) If the ARC denies an EMR, a resident can resubmit the EMR taking in consideration the ARC's feedback or go before the HOA Board and request a variance.

As a matter of course, if your project doesn't fit within the deed restrictions and covenants, resulting in your EMR being denied, a member of the ARC committee will call you and explain what needs to change to get your EMR approved.

All of the ARC committee members Steven Winter, Ben Yerby, Joe Wright, and John Mudd are available to help you. If you have any questions, would like to discuss your project, or need help filling out an EMR, you can reach the ARC committee via the contact page on our neighborhood website VillageCreek.us.

"Miriam did a great job. When I called or text, she was available and communicated with us on everything. She could work with any type personality." — Linda Wommack

"Miriam is great! She is very knowledgeable and responsive!
We totally trust her!!" — Janet Smith

"Very personal and helpful. Went out of their way to help me in any way. I would definitely recommend them. The Brassfield's are a great team. They work well with customers and each other. They went out of their way in getting boxes and wrapping paper. Helped to sweep and vacuum when all of the furniture was gone. They presented a contract within 16 hours after signing and that same day we accepted the offer." — Toby Stroud

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VILLAGE CREEK 2020*

Homes Active on the Market 4
Lowest Sales Price \$246,000
Highest Sales Price \$375,000
Average Price Per Sq. Ft. \$107.46

Pending Sales 3
Lowest Sales Price \$310,000
Highest Sales Price \$445,900
Average Price Per Sq. Ft. \$108.35

Homes Closed in 2020 25
Lowest Sales Price \$310,000
Highest Sales Price \$409,000
Average Price Per Sq. Ft. \$107.14
Average Days on Market 42 Days

*Data is from HAR for 8-1-20 through 8-31-20

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Fence Guidelines

When considering installing or repairing your fence, filling out an Exterior Modification Request (EMR) on Crest-Management.com is part of the process. The typical timeframe for an EMR to be approved is three business days. The most common reasons for denial are height, location to the house, and gates. Fences should either be six feet tall without a rot board, or can be six feet, six inches tall with a rot board along the bottom. Fences should also be back at least three feet from the front plane of the house. A fence cannot be approved if a gate will open into property that the homeowner does not own, except for gates along the Village Creek common areas.

General Guidelines:

1. Fence pickets are to be six feet tall.
2. A six-inch rot board can be added along the bottom.
3. A two-inch header can be added along the top of the pickets.
4. The height of the fence can be a total of six feet, six inches when using a six-foot picket with a six-inch rot board along the bottom.
5. The stain color can be almost any wood color stain. Be sure to identify the color on your EMR if you plan on staining your fence.

If you have any questions or need guidance in putting your EMR on the Crest website the ARC can assist you. The ARC is here to help maintain our property values and the look and feel of our neighborhood. The ARC can be reached through the contact page on our neighborhood website VillageCreek.us.



Fence with six-inch rot board at the base, six-foot picket, and two-inch header.

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Mark Your Calendar!

October 3

National Night Out/Block Parties 6-11 PM

October 9

Texasiana Food Truck 5-9 PM

October 16 & 17

Garage Sale

October 19

HOA Board Meeting 6:30 PM

October 23

Iced Cupcakery Dessert Truck 4-8 PM

November 6

Waffle O'Licious Food Truck 5-8 PM

November 7

Community Fishing Event

Social Committee Update

As Fall approaches, we are planning for National Night Out, which we will celebrate on October 3rd. Stay tuned for more details on that and the Fall Garage Sale. In September we had a Garden Swap, aimed at helping us all enhance our knowledge and skill in our yards.

We will be canvassing the neighborhood inviting residents 55 and over to join a new self-directed social group which will be launched in the New Year. If you are interested in finding out more about our 55+ social group, contact resident Paulette Morison at (281) 788-2111.

As always, we enjoy seeing you at the food trucks. Last month we welcomed three new vendors and we plan to continue offering trucks every other Friday through November 20.

Note: There is room on the social committee for you. We usually hold meetings Wednesday evenings at 7:00 PM via Zoom. Your ideas and talents are always welcomed. You can volunteer by sending us an email at socialcommittee@villagecreek.us.

Safety Committee Update

We've had a busy time thanks to the new Crosswalk on Lake Vista. It opened up discussion with homeowners who shared their own concerns and problems in Village Creek. We have talked to homeowners and will do what we can to help.

We are also hoping to meet in the next week with the Lieutenant and some of the officers of Harris County Precinct 4 to introduce ourselves. We hope to talk about safety concerns and crime in the area and ask what they suggest is the best way to keep ourselves and our neighbors safe.

If any neighbors have concerns or are interested in joining the Safety & Security Committee, please drop us an email at safety@villagecreek.us.

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Whiskers and Tails: "National Animal Safety & Protection Month"

Take time each October to make sure your pet is prepared for emergencies!

Pets should be up-to-date on their vaccines, as well as heartworm and flea prevention. Vaccines are needed to protect your pet during travel or boarding, and mosquitos and fleas are ongoing threats throughout the year in Houston, especially after wet weather such as hurricanes!

Your contact information should be accessible in the event that your pet is lost. Tags with a minimum of a phone number should be secured to your pet's collar, and microchips can provide a more permanent means of identification. Also take recent photos of your pet in case they are needed for missing pet ads!

Have detailed plans in place with your family. Who will locate each pet in your home? How will you transport and contain your pet? Do you have enough food to support your pet for at least a few days? Decals are available to place in your windows to alert first responders to animals that may be in your home, such as in the case of a fire, and pet disaster kit checklists are available online if your family needs to evacuate.

Make sure any extra contact information is easy to access, including your regular veterinarian, emergency hospitals in the area, and other people who may be able to care for or provide information for your pets.

Dangerous materials and substances, toxic plants and foods, cables and cords, and a variety of other household items can cause harm to our pets, so make sure your home is pet-proofed!



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- Patrick



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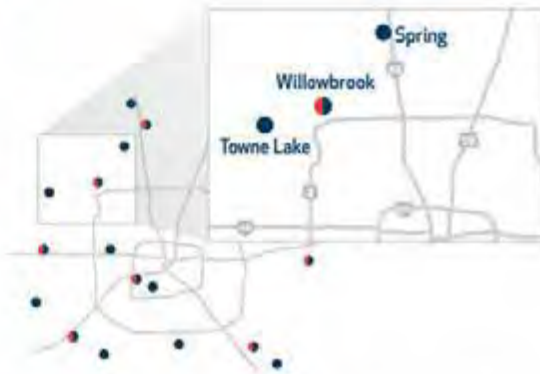


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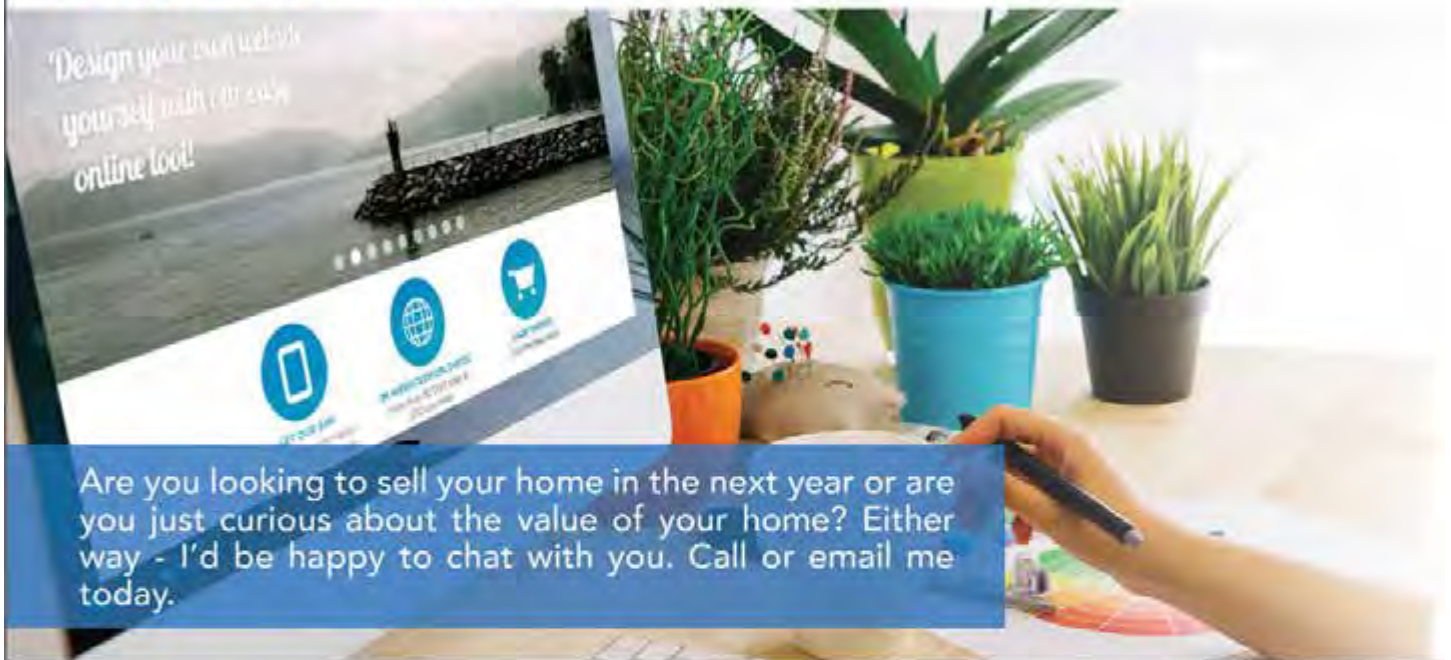
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