



*Don and Kim Pettit's
grandchildren playing
by the lake.*

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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
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Homeowner Briefing for Village Creek's December Board Meeting

The December HOA Board Meeting was held on December 14, 2020 with resident participation available via dial in and Zoom video conferencing. Board members present were Brian Martin, Cynthia Moody, and Eddy Kharrazi. Pam Hummel represented the neighborhood management company, Crest Management.

The Board presented the November 30, 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of November 30, 2020, the Association had a 98% collection rate for 2020 Assessments. Total Cash \$317,744.91, Total Reserve Funds \$237,599.45, Total Assessment Receivables \$48,453.24, and Total Assets \$623,221.20.

The various committee reports were read by committee chairs. Steve Winter, chair of the ARC Committee, reported that there were 11 requests, two applications that were denied and one application that was remediated on the spot for November. Peggy Barriga, chair of the Social Committee, reported that the End of Year Party went very well. The holiday lighting judging was difficult this year due to bad weather and high winds. The 55 and better group that is forming is going well. Samantha Miller, chair of the Media Committee, reported that the January newsletter had to be to the publisher before the holiday lighting winners were announced and that they would be highlighted in the February newsletter. The Media Committee asked that anyone that would like to submit photos for the newsletter or Village Creek social media accounts is welcomed to do so at vcmedia@VillageCreek.us.

There was limited new business discussed at the meeting. There were neither competitive bids nor non-competitive bids to present at the meeting. The Board discussed the adoption of the fining policy/fining categories. The topic was tabled for a future discussion. The Board tabled a discussion of the HOA deeded home until the attorney replies with more information. Director Kharrazi summarized comments about the trees in the forested/common areas. The Board will review the landscaper reports and bid on any dead trees.

Open issues discussed at the meeting were as follows: The review of the electrical bid was tabled for more bids. The repair of the foot bridge over the retention pond was discussed. Director Kharrazi will work with Pam for a bid/scope for vendors. There are two doggie stations that will need to be replaced. A board member will send Pam photos and locations.

The Homeowner Forum had seven homeowners in attendance. A homeowner asked if anyone had noticed water calcifications or has anything changed with the water in the last six to nine months. A homeowner stated that they want to be part of the meeting, but they do not like video. A homeowner asked about the removal of a huge oak tree on Lake Vista near the crosswalk by the old splash pad.

The open session adjourned at 7:10 p.m. Complete minutes from this meeting are obtainable by contacting Pam Hummel at Crest Management.



Resident Spotlight - Samantha Miller

Samantha moved to Village Creek in 2017, with her husband Peter and two teenage daughters. Samantha is a native Texan from the Dallas metroplex, with a 16-year interlude in Fort Lauderdale, Florida. On returning to Texas, Samantha enjoyed being reunited with the southern hospitality and friendly attitude of Texans.

Samantha has degrees in International Business and English. While in college she worked for an advertising agency. After graduating, she continued to work in advertising and marketing. During the teacher shortages of the early 2000s, Samantha transitioned into teaching and would go on to become an award-winning teacher in the nation's fifth largest school district. Samantha currently works as a realtor with Berkshire Hathaway HomeServices and takes pleasure in helping people.

In Village Creek, Samantha has been involved in a couple of different committees and enjoys contributing to the neighborhood. Her hobbies are family focused, enjoying the last couple of years until her girls leave for university. She can often be found in the bleachers cheering on her daughters in the current season's sport. When asked what she loves about Village Creek, it is the happy sights and sounds of neighborhood kids playing outside, riding their bikes around the lake, or playing basketball at the pool house courts.

Submissions for the Resident Spotlight section are encouraged and can be sent to vcmedia@villagecreek.us.

"Miriam is the most patient and kind agent you will ever have! She wore "many hats" with us. Was a great calming force for us during the stress of looking for a house and showing our home. She was always available by text or phone call for any questions we had." — Julia Hackney

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Homes Active on the Market 0
Lowest Sales Price N/A
Highest Sales Price N/A
Average Price Per Sq. Ft. N/A
Average Days on Market -

Pending Sales 4
Lowest Sales Price \$282,500
Highest Sales Price \$475,000
Average Price Per Sq. Ft. \$109.87
Average Days on Market 30

Homes Closed in 2020 39
Lowest Sales Price \$249,500
Highest Sales Price \$445,900
Average Price Per Sq. Ft. \$107.62
Average Days on Market 39 Days

*Data is from HAR for 12-1-20 through 12-31-20

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The Voice

Architecture Review Committee Update

This month we continue the discussion of the new Village Creek Architectural Guidelines with a discussion on the 3 Ps - Pools, Patios and Patio Covers.

Pool construction includes the pool, pool support equipment, decking and spa or jacuzzi and is considered major construction requiring Exterior Modification Request (EMR) approval, damage deposit and access restrictions. The deposit is \$1000.00 and is retained by the VC Management Company to cover any damage done to community property during construction. It is refunded to the resident upon determination that any damage has been remediated and the project is complete.

Access restrictions require that construction access be via YOUR property only and not community or County MUD property AND that major thoroughfares (Lake Vista Drive) are not blocked or traffic impacted in anyway.

The pool, decking and pool support equipment must not encroach into any utility easement or the 3-foot side property line drainage easement of your property. Finally, drainage must not be affected by the installation of the pool, decking or support equipment. The ARC highly recommends the installation of drainage to the street during any major construction that would change the natural drainage of your property. Altering the drainage and affecting your neighbors is not permitted.

All pools must be fully enclosed by a secure fence and pool support

equipment must be screened from view from the street by fencing as well. No above ground pools are permitted.

Patios and decks are also considered major construction and have the same basic requirements as pools for access, placement, and drainage. Decks are limited to two feet or less in height.

Patio covers, arbors, sunshades, and similar structures while not considered major construction do require EMR approval before construction but not a damage deposit. The structure is limited to eight feet in height UNLESS it is permanently attached to the residence on one complete side and integrated into the roof line. In the case of a two-story house the attachment point is at the first story floor line.

Support must be treated wood, masonry or decorative metal, no 'pipes' are allowed. Materials used in construction must be like those of the main residence as well as the roofing if a shingled roof is used. Metal, plastic, or corrugated roofing is prohibited. If the proposed patio cover is to have a solid roof and is within five feet of the property line, gutters and downspouts are required.

As always if you have any questions or would like to discuss your project with someone on the Architectural Review Committee, visit the Village Creek website and put in a query to the VC ARC. We are always happy to explain or assist you with your planning and the approval process.

Steven F. Winter, Chairman
Village Creek Architecture Review Committee
+1 (713) 724-6576
StevenFWinter@gmail.com

ARC Committee Members: Ben Yerby, Joe Wright, John Mudd, and Steve Winters

Media Committee Monthly Update

We have two special resident spotlight editions coming up in The Voice – one for graduating seniors and one for candidates running for the HOA Board.

In our May edition, we will be honoring our graduating seniors. To have your son or daughter included, submit a digital photo and a brief message by April 1, 2021. Not sure what to write? Ideas could include a congratulatory message from parents and siblings, mentions of his or her accomplishments, and plans for the future. The ideal length is approximately 50-75 words. Since the May newsletter goes to press the first week in April, submissions are welcome any time before April 1, 2021 to vcmedia@villagecreek.us.

In our June edition, we will be highlighting candidates who plan to run for the HOA Board. To be included, we encourage candidates to submit a digital photo and a brief 100-150 word biography that you would like to share with the community by May 1, 2021 to vcmedia@villagecreek.us.

The Media Committee would appreciate your help in getting the word out about our two special sections, especially to our families with graduating Seniors.

Media Committee Members: Lindsey Mathews, Rick Curry, and Samantha Miller

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Social Committee Monthly Update



Since the January newsletter had gone to press before the 2020 Lighting and Decorating Contest judging had taken place, we wanted to recognize the category winners in this month's newsletter.

Furthermore, the Social Committee wants to thank everyone who did such a fantastic job decorating their homes and beautifying the neighborhood. You all made this challenge of naming the "winners" an exceedingly difficult one. (We like to put "winners" in quotes because we don't think there were any "losers" this year.) We spent hours viewing and reviewing Village Creek and more hours discussing and debating the special merits of each home.

The creativity shown in so many displays has prompted us to think about enhancing next year's categories to include a separate one for animation. We were also awed by a few of the streets that adopted a theme and created a true winter wonderland - Ligustrum Trail, Magic Falls, Days Dawn, Empress Cove, Placid Trail, and Wandering Springs.

Now, to the "winners":

Best Overall - 17423 Sunset Arbor Dr.

Most Festive - 12523 Midland Creek Dr.

Most Traditional - 17319 Eagle Ledge Dr.

Door Decoration- 17202 Leaside Dr.

Kids' Choice - 17302 Lyric Way Dr.

We want to thank our board officers for their support with this project and our junior residents of the Fleming, King, and Piowaty families who voted for their favorites in the Kids' Choice category!

Social Committee Members: Hailey Piowaty, Leslie King, Paulette Morison, Rhonda Salveski, and Peggy Barriga

Safety & Security Committee Monthly Update

The Village Creek Safety Committee would like to encourage all residents to program the 24-hour dispatch number for the Harris County Constable Precinct 4 Office into their phones for quick access. The number is 281-376-3472 and is always answered by a live person. Of course, in emergencies, call 911. If you see something, say something.

The Safety & Security Committee is actively looking for more volunteers. If you would like to find out more, please email us at safety@villagecreek.us.

Safety & Security Committee Members: Jennifer Kharrazi, Rick Curry, Brad Snyder, and Julie Gall

Whiskers and Tails: "I Ruff You Very Much!"

By Veterinarian Lindsey Mathews

February is 'Responsible Pet Owners Month', and it is also the month of love! So, what better time to show our love for our pets than by making sure we are doing what we can to keep them happy and healthy! The following are ways that we can help say "I Ruff You!" to our furry friends!

Schedule an annual veterinary checkup! Vets can oftentimes catch medical changes before they become significant issues. They can also make sure your pets are up to date on vaccines (to protect them, and other animals, from deadly diseases) and on monthly prevention (including heartworm, intestinal parasite, and flea control).

Feed your pet the proper amount of a complete and balanced diet! Over half of all dogs and cats are overweight, which can lead to health problems down the line such as diabetes and arthritis. Bag labels often give a rough estimate of the amount of food to feed per day but talk to your vet if you want a more specific diet plan! Keep treats and human food to a minimum and watch out for occasional pet food recalls or diet issues (such as the FDA investigation into grain free food!).

Spay or neuter your pet. Not only can intact dogs lead to puppies, when we already have an overabundance in our shelters, but they can also develop serious health conditions. Male pets can develop testicular cancers and prostate issues, while female pets can commonly develop breast cancer and uterine infections.

Provide continuing enrichment. This can be in the form of exercising, playing with, or even training your pet. These things can all build the bond between you and your cat or dog and helps lead to a healthier life for the both of you!

Keep your pets safe! Make sure your home is dog or cat proofed, and that your pets are fitted with the proper identification such as a collar or microchip...or both! And remember to make sure your contact information is up to date!

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The Voice



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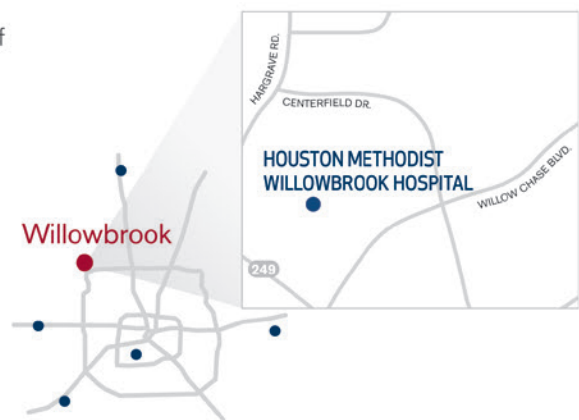
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