

Issue Fourteen

Winter 2007

Oakwood Creek Estates Property Owners' Association Newsletter



Don't Forget

- Heavy trash pickup for all of Oakwood Creek (including Jamison) is currently scheduled for the third Monday in April (16th) Any last minute changes will be posted on our website.
- Change of address: Please notify a board member by phone or by sending the new information to P.O. Box 536, Angleton, TX 77516 if you have a change of address

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Did you know there is a local organization that can rescue wild animals in your neighborhood? Check out Gulf Coast Wildlife Rescue at www.gcwr.com or call 849-0184



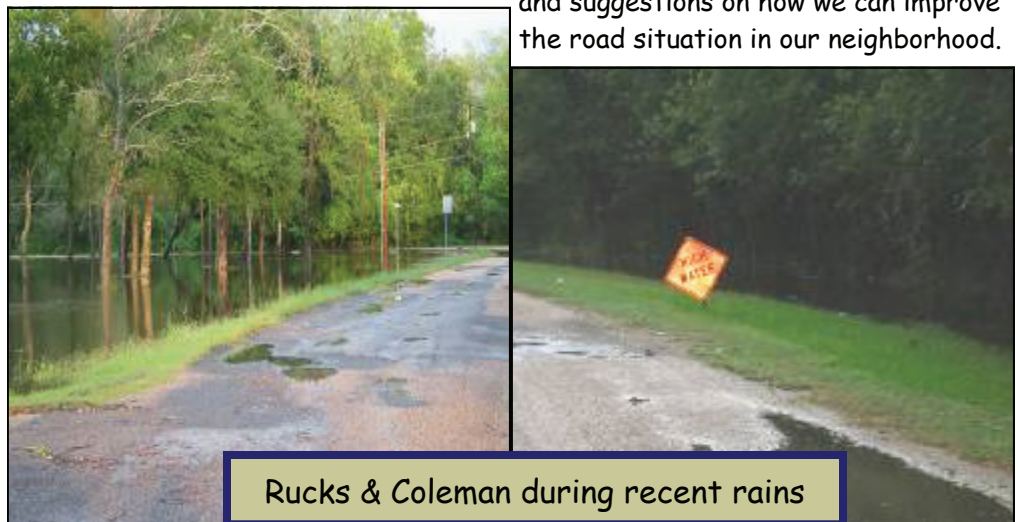
Road Upgrade Status

Petition stalled on the collection of road assessment

As many of you are well aware, the Property Owners' Association has had road improvements as a top priority since the start of the Association back in 2002. We have collected petitions asking for an assessment and upgrade from Brazoria County through an interlocal agreement with Bailey's Prairie. The property owners would pay for the materials cost over a 5 year period, and Brazoria County would cover the cost of labor. Back on November 16th 2006, Eric Schmidt met with the Board of Aldermen of the Village of Bailey's Prairie during their regular monthly meeting to obtain an update on the status of the petition that was submitted back in the Spring of 2005.

According to Bailey's Prairie, the current issue is that all of the money needed for the road repair materials needs to be available before the work can begin. The Bailey's Prairie board said that they could not perform the assessment on property owners. The Bailey's Prairie board is concerned with property owners not paying the assessment and Bailey's Prairie getting left with the bill.

At the meeting, the Bailey's Prairie board suggested that our POA perform the assessment and collect the money up front. This would be a difficult task for our association to accomplish, but if there is enough interest we may be able to pursue this option. We welcome your comments and suggestions on how we can improve the road situation in our neighborhood.



Rucks & Coleman during recent rains

Community Garage Sale Update

The Community Garage sale was held Nov 4th from 8 AM to 3 PM. There was an advertisement placed in the paper for the three days before the event.

Special thanks to Darlene Linder for placing flyers at the Court House, Greg Wolff for placing the garage sale signs on

Saturday morning, and to Connie Wolff for arranging the event and placing the newspaper ad. The day was perfect weather wise, not too hot, not too cold and no rain just a beautiful day to sit in the driveway.

There were at least 10 participants including homes on Rucks, Coleman,

Lakewood, and Jamison. The attendance was good, and comments were made by several folks about how nice it was to have so many garage sales in one area at the same time.

We even had a comment from the front of our neighborhood in Sections 3 and 4 that they would like to be included in our

Oakwood Creek Estates

sale advertisement. Overall the turn out was very nice and only positive comments were received. There is some consideration to making the sale from 8 AM until 2 PM or 7 AM until 2 PM since folks were at several homes 6:30 AM.

Please contact anyone on the board if you have any suggestion for future community events!

2006 Fiscal Year Financial Summary

Shown below is the year end financial report for our Property Owners' Association. We took on a couple of new projects this year including the replacement of culverts along Jamison, and the funding of heavy trash pickup along Jamison and

Lakewood. As you can see, we are building up quite a surplus of fund since the organization began in 2002. There have been several ideas of projects that the POA could take on to dramatically improve our neighborhood. For exam-

ple, with the recent rains, the topic of drainage is on everyone's mind. What would you think about using association funds to replace drainage culverts along the east end of Coleman and along Rucks? or other areas with damaged culverts? If the

association pays for the materials (culverts), Brazoria County will pay for the labor to replace the culverts. It is estimate the materials cost to be \$7,000 to \$10,000 to replace and add double culverts as we did along Jamison.

What would you think about using some of our funds to offset the assessment for a road upgrade? Brazoria County will fund the labor cost of the road upgrade, but the property owners' will need to fund the materials cost. While we do not have enough funds to cover the entire materials cost for the road upgrade (est: \$175K to 200K), we could offset up to 15% of the cost. If you have other ideas or suggestions, we would definitely like to hear from you!

Description	Income	Expense	Balance
Maintenance Fees Collected	\$20,451.00		
Halloween Function		\$260.83	
Newsletter		\$210.23	
Miscellaneous		\$0.00	
Office Supplies		\$140.73	
Post Office Box		\$26.00	
Postage		\$111.00	
Project - Street Signs		\$0.00	
Project - Landscape		\$1,979.18	
Project— Culverts		\$3,498.20	
Heavy Trash Pickup		\$1,388.05	
Garage Sale signs & ads		\$56.43	
Utilities - Electric		\$815.13	
Annual Meeting Dinner		\$750.27	
	\$20,451.00	\$9,195.05	\$11,255.95
Previous year Carry Over			\$31,903.15
			\$42,305.90

4th Annual Halloween Event

I had so much fun at this year's Halloween party at the Hyatt's! There were lots of really scary decorations. There were creepy spiders and spooky jack-o'-lanterns. I got to meet a princess, a cowgirl, and even a WHOLE pirate family! There were lots of other kids that I played with at the party too. They all had neat costumes. I think I even saw a REAL vampire!

We got to eat yummy pizza and snacks that all the parents brought. Then we went on a hayride. I got to sit by Super-Girl! I got lots of candy and even tried to pick up a few puppies on the way. My mom said I couldn't keep the puppies, but I did get to keep all the candy!

Then it got very, very dark and spooky and we went back to the party. We got

to have the yummy brownies that I helped my mommy make earlier in the day. They were delicious! Miss Josette was really nice for having such a fun party. She and Mr. Bobby are the BEST!!!!

I can hardly wait for next year to see all the kids again in their new costumes! Maybe I'll be a princess, a fairy, or even a spooky ghost! Maybe Mom and Dad can dress up too. You will have to come next year to find out!

Charlee Ayers



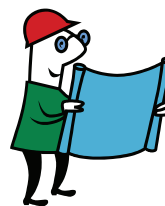
Upcoming POA Board Meetings

The Board of Directors of the Oakwood Creek Estates Property Owners' Association meets the third Monday of each month at 7 P.M. The meetings are open to all residents. The schedule for the first part of Spring is listed below and on our website.

Date	Home	Address
2/19	Schmidt	120 Rucks
3/19	Ayers	328 Jamison

Current POA Trustees

President	Eric Schmidt 120 Rucks Dr.	979-849-7703
Vice President	Andy Farnum 201 Coleman	979-849-2057
Treasurer	Teri Visor 320 Jamison	979-849-8918
Secretary	Lisa Ayers 328 Jamison Dr.	979-848-0074
At-Large	Marty Smith 124 Lakewood Dr.	979-849-3931



2007 Maintenance Fee Invoices

The 2007 Maintenance Fee Invoices were mailed out on October 1, 2006 with a due date on or before December 31st 2006. Maintenance fees postmarked January 1, 2007 or after will incur a 10% penalty. Property owners must be current with association fees in order to vote during the annual meeting. If you have any questions or concerns please feel free to contact any Board Member.

Current Architectural Committee

Oscar Greak	110 Rucks Dr.	979-849-2118
Bruce Visor	320 Jamison	979-849-8918
David Linder	316 Jamison Dr.	979-849-6145

Building a new house, fence, or addition? Please check our website at www.oakwoodcreekestates.org for the latest ACC form. The form can be submitted to any member on the ACC committee listed above. Thanks!!

More Halloween Event Pictures!



Heavy Trash Pickup

Heavy trash pickup for all of Oakwood Creek (including Jamison) is currently scheduled for the 3rd Monday in April. Signs will be posted along Jamison in advance of the event. Bailey's Prairie is responsible for posting signs in the front half of the neighborhood. Any last minute changes in the schedule will be posted on our website.

A reminder that the heavy trash pickup services will not pick up tires or chemicals. There are several options for disposing of used tires including: the Brazoria County Solid Landfill (864-4442) will accept the tires if they are on a rim, or if they are cut into quarters. You may also recycle the tires at the Wal-Mart auto center in Angleton (849-2756) for 70 cents per tire. Finally, you may recycle up to 4 tires for free at the semi-annual Brazoria County recycling day that is advertised in The Facts.

A couple of important reminders:

- heavy trash can be placed on either side of the street for pickup.
- Trash should be placed on the ground for pickup. Please do not place your trash in a trailer. Waste Management does not want to risk damaging your personal property when picking up the trash.