

Oakwood Creek Estates Property Owners' Association
 PO Box 536
 Angleton, TX 77515-0536
 Address Service Requested

www.oakwoodcreekestates.org

Issue Eighteen
 Summer 2009

**Oakwood Creek Estates
 Property Owners' Association
 Newsletter**



**Annual Business Meeting
 And Family Event**

The Annual Meeting will be held September 12, 2009 from 11:00-2:00 at 328 Jamison Drive. Lunch will be catered by La Casona and we will have a waterslide for the kids. Please plan on joining us for a brief

meeting, good food, and lots of fun!

When: Sept 12, 2009

**Where: 328 Jamison
 (Ayers' home)**

Time: 11:00 to 2:00 PM

Annual Community Garage Sale

The Oakwood Creek community garage sale will be held on October 17, 2009 from 7:00-1:00. All advertisement will be done by the POA. If you have something that you would like to have listed in the ad, please contact Patricia Horton (979-848-1849) before October 9.



Items Stolen from Vehicles

There have been several instances of theft in our neighborhood this summer. Some of the items include mobile phones stolen out of vehicles as well as unauthorized entry into homes. Please keep

an eye out for people in our neighborhood that do not belong, and report suspicious activity to the Brazoria County Sheriff's office. Write down and report the vehicle license number of suspicious vehicles.

Don't Forget

- 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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Don't forget, the Village of Bailey's Prairie has a new website at:
www.baileysprairie.org

Road Repair Update

Members of the community met with Baileys Prairie officials in July to hear the plans for road repair and voice their opinions and concerns regarding the improvement. Petitions have been signed by members of the community who are in favor of the road repair. The petition is being submitted to Commissioner's Court by the Village of Bailey's Prairie. See page 2 of the newsletter for information regarding the repair and future maintenance of our roads. This does not include Lakewood or parts of Jamison that are already receiving county maintenance. We will continue to keep you informed as we get more information from Bailey's Prairie and the county.

New Garbage Service

The Village of Baileys Prairie has requested that everyone switch to the company for trash pick-up. The company is Waste Connections of Texas, formerly Republic Waste. The phone number is 864-4600. The cost is only \$26 a month and they provide a large garbage can for your use as well.

From the Village of Bailey's Prairie: Oakwood Creek Estates Road Improvements

Mayor: Randy Taylor, Mayor Pro Tem: Jo Mapel

Alderman: Oscar Greak, JD Ponton, Rhonda Hall, Zelvin Webb

The Village of Baileys Prairie Board has opened the Road Assessment Process with Brazoria County for the possible Improvement of the Roads in Oakwood Creek Subdivision. This process is being handled by the Board and by agreement with the county all communications with this process should go through the Board. Listed below are some of the considerations involved.

1. The Commissioners Court of Brazoria County has passed a court order establishing the criteria that roads may only be accepted into the County Road System if such roads meet the specifications contained in the Brazoria County Subdivision Regulations; or if the **Property owners** of a subdivision vote to be assessed to upgrade the roads to meet specifications contained in the Subdivision Regulations; or if the property owners requesting acceptance of roads into the County Road System contribute funds sufficient to upgrade the roads to meet specifications in the Subdivision Regulations, with such funds to be in an amount determined by the County Engineer.
2. The amount of an assessment is based on an estimate prepared by the County Engineer for the cost to upgrade roads in the subdivision to County specifications and prorated over the property in the subdivision. (this cost is for materials only there is no charge for county labor) We have estimated this amount to be **\$8000.00 or approximately \$1600.00 per Property owner per year over 5 years** (If the petition is positive the County Engineers office will do an exact cost estimate for the assessment.)
3. In accordance with State law, a road improved through assessment becomes a County road, and the County must maintain the road from that point on.
4. If voters in the subdivision disapprove the proposed assessment, State law decrees that the issue may not be proposed again for a period of **four years**. The cost of materials is rising and the cost per property owner could be much higher in 4 years.
5. The proposed assessment, if approved, will result in liens placed against the property which can usually be paid out over a certain period of time, usually five years. This lien is not foreclosable with **no** interest or penalties and if not paid will be collected when the property is sold or transferred. Furthermore the improved roads will most likely increase the resale value of your property more than the estimated cost listed above.
6. Accordingly, if the assessment is approved, improvements to the roads, other than routine maintenance operations, may require phasing over a period of time as well, contingent on availability of funds. Roads awaiting upgrade would receive **routine maintenance** such as grading, patching, etc. If Assessment is not approved continued patching of the road by the County is not a given as the Village has to now pay for this service and it may not have the money to do so in the future.
7. In order for your roads' names to be placed on a waiting list for assessment, the property owners in your subdivision need to indicate interest in pursuing this matter, by preparing a **Simple**

petition requesting that Commissioners Court improve the roads in your subdivision so that they may be accepted into the County Road System and assess the cost of repairs against the property owners. We need the petition to be signed by approximately one-half of the property owners on the roads to be improved.

8. When the petition is completed with a positive interest in going forward with the assessment we will then have a meeting with the Engineers office, the District attorney's office and Oakwood Creek Residents for review of the process with questions and answers.
9. At the discretion of the Engineers Office and subject to their budget process they will decide when to move forward with the assessment. Upon their decision to move forward they will recommend to the Commissioners Court to schedule a public hearing on the assessment. Following the public hearing, at its discretion, the Court may order the County Engineer's office to mail ballots to affected property owners. When the ballots are returned and counted, if a **majority votes** in favor of the assessment, the roads will be accepted into the County Road System, and the actual roadway improvements can be scheduled.

Note: the road improvements in Oakwood Creek Estates include: Coleman Dr., Rucks Dr., Live Oak Dr., Black Oak Dr., Pin Oak Dr., Oyster Creek Dr., Country Rd., Oak Colony Dr., Oak Forest Dr., Forest Ln., Red Elm Ln., Sebesta Rd.

**Bailey's Prairie
1680 Jimmy Phillips Blvd
P.O. BOX 71
Angleton, TX 77516-0071**

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.

Board Members Needed

There will be openings of the board this year. We will have an election at the Annual Meeting. If you are interested in serving your community please contact one of the current board members for more information.



Current POA Trustees

President	Billy Glover 205 Coleman Dr.	979-848-8528
Vice President	Andrew Farnum 201 Coleman Dr.	979-849-2057
Treasurer	Darlene Linder 310 Jamison	979-849-9737
Secretary	Patricia Horton 213 Jamison Dr.	979-848-1849
At-Large	Mike Matchett 138 Jamison Dr.	979-848-8750

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!!