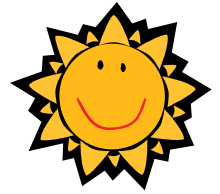


Annual Meeting
Sept 25th



Oakwood Creek Estates Property Owners' Association Newsletter



Update on Oakwood Creek Estates Roads

On June 24th there was a public informational meeting held in the Commissioners' Courtroom for residents in the Bailey's Prairie section of Oakwood Creek Estates and Sebasta Rd.

This meeting was well attended by residents and they were given information on the timeline and the process in which to have our much needed roadwork and drainage completed. The county engineers, attorneys and commissioners were present and able to answer questions and concerns with positive and helpful answers.

The engineers and attorney's also explained that Brazoria County only improves one road a year and that there are at this time 29 road requests on the list after Oakwood Creek Estates. If the vote is not positive for this road work and drainage work to be completed at this time for our neighborhood that it would not be considered again for possibly 29 years from now.

The county has successfully completed their engineering study for both road work and drainage. The ballots will be sent out certified mail to every

property owner on or about August 20th. These ballots will need to be returned by September 5, 2010. When the vote is completed and in favor of this very positive undertaking of drainage and road work for our community, the county will immediately be responsible and active in maintaining our roads, drainage, culverts, street and road signs and much more....forever! No longer will we need to be on our own to try and get help for these many issues.

Though not all of our property owners are affected by this assessment, these major drainage and road improvements will be very beneficial to ALL of our residents no matter where you reside in Oakwood Creek Estates. It is because of this major benefit to everyone that your OCEPOA has approved a proposal to do all it can to help offset some of the cost to those members that are current with their POA maintenance fees and are affected by this assessment. After the ballot vote results are completed these property owners on Rucks, Coleman Drive, Caldwell Circle and a small section of Jamison Dr. will be sent a letter with more details of this proposal and its benefits.

Oakwood Creek Road Assessment Estimated Timeline

Information presented at the first public meeting on road improvements on 6/25/10

- June 24 Public Meeting
- June 22 Agenda item for Court to schedule public hearing
- July 10 First Ad (no later than July 10)

- July 31 2nd Ad (No later than July 31)
- Aug 10 Conduct public hearing
- Aug 20 MAIL BALLOTS (No later than August 20) return by Sept 5th
- Sept 10 Ballots returned to County Clerk
- Sept 7 Agenda due for special court meeting for clerk to report results of balloting
- Sept 14 Results of balloting report

Oakwood Creek Estates Assessment Budget

Presented at the first public meeting on road improvements on 6/25/10

\$ 1,021,464.00 road material

\$8,143.00 drainage

\$1,029,607.00 total road material and drainage

\$50,000.00 drainage study

\$120,000.00 survey

\$1,199,607.00 Total road material, drainage, drainage study, survey (final cost)

\$7,892.15 Cost per property owner

Information on Assessment Payment

The county is going to assess every property owner beginning at the Baileys Prairie border on Sebasta/County Road 609 all the way through the neighborhood, including all of the side roads until the County road sign at 316 Jamison Drive. This assessment is interest free regardless of how long you take to pay it off.

The county is hoping that folks have this assessment paid off in 5 years and some of you may do that but many of you will not. No matter how long it takes for you to have your assessment paid there will never be any interest placed on it...never!

This assessment is attached to the property only and not to your personal information. It in no way can affect your personal finances or have any affect on foreclosure even if you do not pay it.

Some property owners will perhaps pay this assessment off right away, some will take the five

years and then some will just let the loan be there for as long as they chose or when they sell their property or your heirs inherit it. The assessment will have to be paid off at the time you sell or your heirs inherit your property. Again the assessment is attached to the property only.

As you can see this road and drainage work plus all of the other benefits we will enjoy is quite a bargain and at no interest. Plus to those of you current with your maintenance fees the POA is committed for the next 5 years (with the possibly extension to be voted on at a later time) to do what it can to make payments to the county to each of your personal assessments to help bring your cost down further.

Annual Meeting Announcement: September 25, 2010

Come one Come all to our Food, Fun and Family Event

Everyone is invited to the 9th annual Oakwood Creek Estates POA annual meeting to be held at the home of Dwight and Lisa Ayers 328 Jamison Drive on September 25th. The food will again be catered by La Casona to be served at 11:00 with a short business meeting at 12:00 where we will

elect one new board member. If you are interested in becoming a board member please email the website or contact any board member.

A wonderful cool and refreshing waterslide will also be available for the children.

Neighborhood Concerns

We have once again had thefts to vehicles, storage buildings and campers. When we heard of this last incident we sent a warning out to all residents who have signed up for CHIRP "Concerned Homeowners Information Reporting Program", our email notification program.

Our neighbors on Lakewood Drive are especially concerned and vulnerable to burglaries and they want to convey to everyone that it is important that everyone use the community watch program that the POA put in place and includes signs advising that the folks in this community are

watching out for each other and their property. If you think you see something suspicious or cars that you feel are of concern please let your neighbors know and get the word out to one of the POA board members and we can post it on CHIRP so that everyone can be aware.

Unfortunately the patrolling by the Sheriff's department in our area is very limited which makes it even more important for everyone to help out and be watchful of possible problems.

"CHIRP"

"Concerned Homeowners Informational Reporting Program" is up and running and if you would like to add your email address to our notification list

please email rosewood@cmaaccess.com or get in touch with any board member and give them your email address.

Current POA Trustees

President	Dwight Ayers 328 Jamison Dr. dvayers@dow.com	979-848-0074
Vice President	Bobby Hyatt 225 Coleman Dr. bobbyhyatttemp@yahoo.com	979-848-8447
Treasurer	Darlene Linder 310 Jamison Dr. dlinder@cmaaccess.com	979-849-9737
Secretary	Byron Hughes 140 Lakewood Dr. bthuges@cmaaccess.com	979-848-3735
At-Large	Connie Wolff 212 Coleman Dr. rosewood@cmaaccess.com	979-848-8710

Welcome to the Neighborhood

We would like to welcome the following new property owners to our neighborhood:

Jeremy & Lynn Lamb
220 Jamison Drive



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!!

Oakwood Creek Estates Property Owners' Association
P.O. Box 536
Angleton, TX 77516-0536
Address Service Requested

Community Garage Sale

The annual garage sale was held May 15th and though we did not have as many participating as we have had in the past we feel it was still successful. If you have any input to the time of year you feel you would like to have the garage sale please let one of the board members know.

The date for next year's garage sale will be included in the next newsletter. This information will also be on our website and signs will be posted and an ad placed in the newspaper.

Landscaping

We would like to thank Dwight Ayers and other community members for volunteering their time with the mowing and the improvements to the landscaping of the triangle. Their continued help with this community project will allow us to have more funds available to help offset some of the cost for the possible road assessment.

Halloween Event

We would like to thank Bobby & Jozette Hyatt for hosting the Halloween event for the last few years. This event always has a great turnout and is a lot of fun for kids and adults alike.

This year we are pleased that Mike and Melisa Morrison will be hosting this fun event. The party will be held at 304 Jamison Drive on Saturday, October 23rd at 5:30. Mark your calendars as this is actually the weekend before Halloween and this will be our last newsletter sent out before the event. We will try to post signs as a reminder and as always the information can be found on our website. <http://www.oakwoodcreekestates.org>