

Spring  
Edition  
2022



Camp Creek Water Company



WOW - what a catch! Camp Creek Lake Fishing Club is open to all lot owners and Keith Pate is showing some big wins! The club is open for membership to any Camp Creek lot owner. The annual membership fee is \$20.00 a year. Members (lot owners) receive email distribution for tournament schedules and rules and results for each tournament identifying winners and photos of fish caught. The Fishing Club schedules several tournaments each year. Last year, they held four bass and two catfish tournaments for a total of six contests for the year. The Club has similar plans in 2022.

The next tournament is a bass contest and is scheduled for April 16, the Saturday before Easter. It will begin at 'safe light' in the morning, with weigh in at the Pavilion between 10:30 – 11:00 am. If you are interested in the Fishing Club, contact Dan Poole at [pooleman49@yahoo.com](mailto:pooleman49@yahoo.com) for more information.

Congratulations to Keith! Beautiful catch!



# Office Manager

## Office Manager's Desk...

Welcome Spring!! I know everyone is excited and happy that Spring is here!

If you are a new lot owner, please send me your contact information so that we have you on our email and contact list for newsletters and important information. If you are an existing lot owner, please send any changes to your contact information.

Please be sure your motorized watercraft has been registered through the office. All motorized watercraft (including jet skis) is required to have a registration sticker in place as well as lot numbers affixed to each side of the watercraft clearly visible. There is a \$100.00 fine for a non-registered watercraft on the lake.

If you have any questions regarding the registration process or any other questions regarding Camp Creek, please call the office. We also have a copy of our Rules and Regulations Book posted on our website at [www.campcreeklake.us](http://www.campcreeklake.us) for your convenience.

In an effort to improve safety, Tim, our patrolman, has volunteered to produce and post consistent signage for each boat house. The cost is \$15 per boat house. Tim is doing this as a volunteer to improve visibility across the lake. Please contact Tim or me if your interested.

Thank you,  
Sherry



### Office Hours

Sunday - Monday - Closed

Tuesday - Thursday 8:30am - 2:30pm

Friday 8:30 - noon

### Contact Information

Sherry Bartosh

979.828.2907

email: [CCWC@Windstream.net](mailto:CCWC@Windstream.net)

2021 - 2022



## Board of Directors & Committees

### Board of Directors

John Greig, President  
Jami Browning, Vice President

Trudi Askew  
Janice Bayer  
Amy Drozd  
Keith Ellis  
Bruce Erratt  
Bill Fallwell  
Loftus Fitzwater  
John Greig  
Larry Hubbell  
Tim Powell  
Lisa Sawyer  
Mike Schrader  
John Sykes  
Philip Vance

\* New Board members

### Board Meeting Schedule

June 12, 2021  
August 14, 2021  
November 13, 2021  
March 5, 2022

### Annual Shareholder's Meeting

April 30, 2022

### Committee Assignments

#### ***Building***

Loftus Fitzwater, Chairman  
Keith Ellis  
Bill Fallwell  
Tim Powell  
Mike Schrader

#### ***Channel Marking & Stump Removal***

Larry Hubbell, Chairman  
Ralph Crum  
Mike Schrader

#### ***Communications***

Jami Browning, Chairman  
Bruce Erratt  
Bill Fallwell  
Melissa McDonald  
Lisa Sawyer

#### ***Dam & Recreation Area***

Philip Vance, Chairman  
David Dixon  
Bill Fallwell  
James Stone  
John Sykes

#### ***Finance***

Amy Drozd, Chairman  
Trudi Askew  
Jami Browning  
John Sykes

#### ***Special Projects***

Larry Hubbell, Chairman

#### ***Fishing & Vegetation***

Jami Browning, Chairman  
Trudi Askew  
Norm Dronen  
Keith Ellis  
Tim Powell  
James Stone  
Philip Vance

#### ***Oil & Gas***

Tim Powell, Chairman  
Loftus Fitzwater  
Harold Lewis  
Bob Priestly  
Lisa Sawyer

#### ***Roads***

Philip Vance, Chairman  
Keith Ellis

#### ***Safety & Risk Mgmt***

Bruce Erratt, Chairman  
Janice Bayer  
Larry Hubbell

#### ***Social***

Janice Bayer, Chairman  
Trudi Askew  
Pat Batten  
Karen Mize

#### ***Wildlife***

Mike Schrader, Chairman  
Alan Beard  
Ralph Crum  
Lisa Sawyer  
Scott Smith  
Philip Vance



# Important Reminders

## Safety First:

- Life jackets are required for all tubers, skiers and anyone being pulled behind a watercraft or riding on a jet ski. A \$250.00 fine will be assessed for those not wearing a life jacket when required.
- Refrain from alcohol when operating a boat or jet ski.
- Do not pull tubes with people on them down the channels.
- Boats and jet skis must travel in a counterclockwise direction in the ski area.
- Stay in boat lanes when possible.
- No swimming at the boat ramps.
- Be mindful and courteous to others on the lake.
- Please remember all boats and jet skis must be registered and tagged.
- Only lot owner registered watercraft are allowed on the lake.
- Guests need a pass while on the lake, if they are not with a lot owner.
- The lake has many stumps so please travel in the boat lanes and be cautious in the water.
- Be careful swimming as hydrilla can be a safety hazard.

## Please refer to the CC Lake Rules & Regulations on our website:

<http://www.campcreeklake.us> or call the CCWC office if you have questions

## Burn Pile Cameras

- Cameras have been installed at all 3 Burn Piles; Patrolmen monitor disposal
- Approved materials include tree and wood products only without nails or screws
- No plastic bags or plastic products can be disposed here!

## Easterly Volunteer Fire Department - Camp Creek Substation

- Completed construction of the fire pump truck station located near the office
  - 500 gallon fire pump truck will be housed here
  - Eleven volunteers trained at the Easterly Fire Department starting April 11th.
- Anyone who is interested in volunteering contact Fire Chief Joe Hayes  
713-249-3737





## Committee News...

- Planning for Annual Shareholder meeting scheduled for April 30, 2022 at 6pm at the Franklin ISD Auditorium. Five new Board positions are up for vote! Proxy's will be mailed the first week in April and please plan to attend or return your proxy votes by the April 25th deadline.
- Based on Solitude's recommendations, the Board approved an herbicide treatment at the end of March that is targeted to help the hydrilla problem.
- We are pleased to report that the 2021 financial records were turned over to auditors.
- The O&G Committee reported production remains stable and gas prices remain higher.
- The CCWC Rules & Regulations Manual has been updated and available on the CCWC website.
- A 911 address has been established and new signs for 911 are being installed.
- We completed construction of the Easterly Fire Department - Camp Creek Substation which provides a fire pump building located near the CCWC office. Eleven (11) volunteers will begin training April 22. See more details under "Reminders".
- Roads committee reported that equipment was purchased to trim the brush and limbs along the roads resulting in significant savings and the ability to maintain clear roads on a regular basis.
- The Board approved execution of a water sales agreement with Comstock to provide water for their drilling efforts near the lake. See "Budget" page for details.
- The Board met with Brazos WIFI to discuss the opportunity to provide WIFI to Camp Creek lot owners. Contract for right away easement to provide high speed internet to all lot owners is underway. WIFI contracts would be directly with owners.
- The Wildlife committee reported a decrease in hog activity!
- Social committee is planning an Earth Day - Clean up & Pot Luck party at the Pavillion on Saturday April 22nd. We hope many will come out and help us clean-up around the lake!
- Planning underway for the Memorial Day Fishing Tournament!



# Social Events

**Deck the Docks Winner!** Congratulations to Lot 134 Carolyn Crowley who won 2021 "Deck The Docks" contest for her beautiful holiday display!

## **April 22 - Earth Day Clean-up & Pot Luck Party**

Trash Pick-up meet at the Pavilion at 9am

Please bring gloves and reachers/grabbers if you have it

Pot Luck at the Pavillion at 1:30

## **May 28-29 - Fishing Tournament**

Bass Tournament Registration: Friday, May 27th 5-7pm at Pavillion

Adult Tournament: Saturday, 6am-11am; Lunch at 11:30

Kids Fish: Sunday, May 29 - Registration 8am and Fishing 8:30-11am; Lunch at 11:30

## **July 2 – Boat Parade**

We are hoping for beautiful weather and a fantastic parade!

## **Calling all Readers!**

Hello fellow Camp Creek Readers! I am going to be adding some new titles to the library in the CCWC office. Right now, we have a lot of paperback novels, and I am volunteering to manage new books that you would like to share for a "donate one of your favorites; take one to enjoy and return" process. My goal is to add several different types of books moving forward....sports (I am a Cowboys and Ohio State Buckeye fan), history (anything WW1 and WW2), and general reference...just fun to read! Space in the Office is limited so contribute a book or two at a time to ensure the next person coming in can find a book of interest. If you have any suggestions, please let me know. Happy Reading!

Rob Alspaugh

Lot 386 512-750-9379

Up Next...

Earth Day Clean-up Party at the Pavilion Saturday, April 22nd



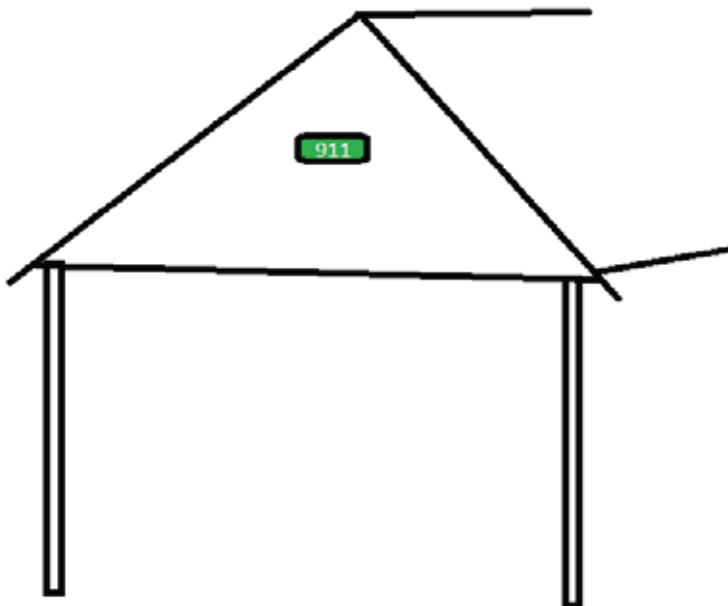


# CCWC Patrolmen

Tim Zradicka is our newest Patrolman for CCWC. Tim has volunteered to produce and install Lot Number signage on all boat houses to improve visibility and safety. This sign will be 6 inches X 9 inches. It will have a reflective green background with 5 inch white letters. This will go on the spot as displayed in picture below. This way they will be maintained in the same placement and reflective for night.

Each sign will be \$15 and will be paid directly to Tim as he is volunteering to get these produced and install them on his own. If you are interested, please contact Tim or Sherry in the office.

As a reminder, all boat houses are required to have proper signage, and this is an easy way to get your boat house signage in compliance and improved! We hope all lot owners will take advantage of this offer!





# 2022 Budget...

The Board of Directors approved a 2022 budget that included lot owner dues of \$660. The budget has expenses in excess of revenue by \$47,746 due to an increase in the budget for management of the vegetation to get it to a balanced condition. A summary of the revenue and expenses is as follows:

Revenue –	
Dues	\$ 277,200
Mineral Royalties	\$ 263,950
Other Revenue	\$ 118,518
	\$ 659,668
Expenses –	
Administrative (including payroll)	\$ 220,459
Building Committee	\$ 11,250
Channel Marking, Dam & Rec	\$ 14,400
Fishing & Vegetation	\$ 191,900
Roads	\$ 137,450
Safety, Professional, Miscellaneous	\$ 74,750
Taxes & Other	\$ 57,205
	\$ 707,414

In January, CCWC entered into a 3 year water sales agreement with Comstock Resources to allow them to purchase water for their drilling operations north of the lake. Camp Creek is one of many available sources and stands to make over \$200K for each draw which amounts to around 2 inches of the lake's water level. CCWC set a maximum low level that cannot be exceeded for any reason including normal evaporation and in the event of a drought. With the sale of our water, this will give the company added revenue to address our current budget challenges and provide funding for additional projects around the lake. Water is our most valuable resource, and it is renewable with every drop of rain. In a recent call with Comstock, they indicated they may begin drawing water sometime in the second half of this year.

CCWC was recently contacted by Cypress Creek Renewables wanting to lease several hundred acres of our wooded land for a solar panel farm. The board unanimously rejected leasing the land.





# Lake Mgmt News

We have relocated several otters from around the lake. To protect our fish population, we have placed 10 traps around the lake to help control the otter problem. These traps are monitored by our lake patrolmen and wildlife committee.

Please be patient as we continue to work with Solitude on the lake's hydrilla problem. We understand your frustrations – we have them too! A total of 4000 carp were released into the lake last year. In addition, at the recommendation of Solitude Lake Management, the Board approved a large herbicide treatment to help alleviate the hydrilla problem. This treatment is planned at the end of March to improve the condition of the lake.

We are working hard to improve the quality of the lake for swimming, boating, and fishing. CCWC wants a safe and healthy lake for all lot owners to enjoy. We, like you are very much invested in Camp Creek Lake.

Thank you for your patience as we work to achieve a better, balanced lake for all!