

Fall
Edition
2021



Camp Creek Water Company



A picture is worth a thousand words..again! We are all so fortunate to be a part of the Camp Creek Community. Camp Creek Lake provides a wonderful and peaceful setting for family gatherings and spending time with friends. The July 4th Boat Parade was rescheduled to Labor Day due to inclement weather, but even though the turnout was small, a good time was had by all!

The Meat & Greet was very nice and everyone enjoyed Blue Moon BBQ and meeting our neighbors!

Thank you to the social committee for organizing the events and everyone who participated in making these events so fun! A special "Thank you" goes out to The Camp Creek Ladies Club and Blue Moon BBQ!

The holidays are right around the corner, and CCWC wishes you and your families a very Merry Christmas! Here's to a safe and healthy New Year for all!



Office Manager

Office Manager's Desk...

Wow the Holidays are already upon us!!

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 for your convenience.

If you are interested in running for the CCWC Board of Directors, an email will be sent in mid-January with information regarding eligibility and letters of interest deadlines.

Happy Holidays,

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

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

Trash:

- There are complaints regarding trash
- Please ensure trash is properly disposed of
- Remind contractors that they should remove their trash at all construction sites

Pine Beetle Infestation:

- One lot owner on Cobb Branch is experiencing a pine beetle infestation.
- Recommendation is to inspect your trees and engage a professional if you have concerns.
Lot owners recommend in Bryan:
Andy Hollis professionaltreesvc@gmail.com or Binford Insect Control



Committee News...

Highlights:

- We are pleased to report that both the tax return and audited financial statements for the 2020 fiscal year for CCWC have been completed and Board approved.
- The Board of Directors approved a 2022 budget that included lot owner dues of \$660. The budget includes total revenue of \$659,668 including mineral royalties of \$263,950 and total expenses of \$707,414 which includes funds for professional lake management and some supplemental herbicide treatments to combat the vegetation issues along with the carp to achieve a balanced lake condition. Expenses exceed revenue by \$47,746 due to an increase in the management of the vegetation. A full detail is provided further in the newsletter.
- The Fishing & Vegetation Committee worked with Solitude Lake Management to add an additional 2000 carp in September. An updated vegetation evaluation will be conducted in January to determine additional actions that may be needed.
- The Board approved hiring Tim Zradicka as the new Patrolman.
- The O&G Committee reported production remains stable and with higher gas prices provided a total increase of \$111,539 in gas revenue for the year.
- The CCWC Rules & Regulations Manual is being updated and will be available for lot owners in the coming months.
- The Building Committee over the summer has been subdued relative to last year's flurry of activity. The Building Committee is made up of volunteers from the Board of Directors, and we endeavor to process your requests as our collective schedules allow. As a reminder, the Building Guidelines and Application are on the CCWC website for your convenience. A completed and approved application is needed before construction begins.
- We are in talks with Easterly Fire Department and the board has agreed to provide a building for a fire truck to be stationed at Camp Creek. So far the fire department has agreed and the details are being worked. If all goes well, we could have this done by early next year.
- Planning for Annual Shareholder meeting scheduled for April 30, 2022.



CCWC Patrolmen

We welcome Tim Zradicka as our new Patrolman for CCWC. Jack of all trades – electronics, auto repair, counselor and licensed wastewater and plant operator. His passion is refurbishing vehicles and boats. Ask him about 007, Live and Let Die and he'll show you THE boat!

Our patrolmen rotate in 2 week shifts. They patrol the roads and lake addressing safety and issues of noncompliance with the published CCWC Rules & Regulations. We appreciate all that they do!





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

The Board also approved the 2020 Audited Financial Statements of CCWC.



Lake Mgmt News

We have had many otter complaints from around the lake, including in our forge ponds. To protect our fish population, we have purchased 10 otter traps that have been placed 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! At the August 14th Board meeting, the Board approved an additional 2000 carp to be released into the lake per Solitude's recommendation. The 2000 carp were released on September 23rd . A total of 4000 carp have been released into the lake this year. In addition, at the recommendation of Solitude Lake Management, a herbicide treatment is being discussed for early spring to accompany the carp and improve the condition of the lake. Solitude treated the water hyacinth in Cobb Branch and the water lilies (lotus) in other coves and at the west end of the lake. We expect to treat these once a year for a couple of years in order to eradicate them.

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!