

FALL
EDITION
2020



CAMP CREEK WATER COMPANY



Beautiful sunsets just might be the most photographed feature of Camp Creek Lake. Whether you enjoy watching the beautiful sunsets, feeding the friendly deer or telling stories about the big bass that got away, we all have something we especially love about Camp Creek. The peaceful and relaxing atmosphere provides the perfect setting for us to spend time with our families and friends. We are all blessed to be able to make wonderful family memories surrounded by the serenity and natural beauty of the lake. Many of us relied on the tranquility and peacefulness of the lake to get us through the uncertain times of 2020. Now the holidays are upon us and watching the spectacular fireworks shows at Camp Creek is a great way to ring in a new year. May you all have a safe holiday season and may it be filled with peace, joy and beautiful sunsets!



OFFICE MANAGER

OFFICE MANAGER'S DESK...

Hello to each of you!

I have had the privilege of meeting some of you already, but for those that I have not yet met, I'd like to share a little about myself. I was raised in Franklin for most of my childhood. After high school I moved far away... to Oregon. While living in central Oregon for almost 10 years, I enjoyed the beautiful country and many outdoor activities. Growing tired of the snow that fell 9 months out of the year, I made my way back to Texas where I met my husband. We lived in South Texas for a while and when we knew we would be relocating to the Brazos Valley (my husband is a true Aggie), we decided to land in Franklin for the small - town life. We have 3 children that keep us very busy with all of their activities. When not attending school functions, we enjoy being home with our 2 dogs, 2 rabbits, 1 cat and soon to have many goats! I am a fitness enthusiast and love sports, especially basketball. I also enjoy fishing, camping, hiking and almost all outdoor activities. Camp Creek Lake is a beautiful area and it's a blessing to come here each day. I love seeing all of the wildlife and look forward to getting to know all of you.

Reminder:

If you have had a change of address, email address or phone number, please send me your new information. As a general rule the office does not give out lot owner's contact information without permission.

Melissa McDonald

Office Hours

Monday - Closed

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

Contact Information

Melissa McDonald

979.828.2907

email: CCWC@Windstream.net

2020 - 2021



BOARD OF DIRECTORS & COMMITTEES

BOARD OF DIRECTORS

Bob Priestly, President
Amy Drozd, Vice President

Janice Bayer
Jami Browning
Chris Caubarreaux
Bruce Erratt
Loftus Fitzwater
John Greig
Jack Hutchison
Richard Peterson
Tim Powell
Sam Stavinoha
James Stone
Phillip Vance

COMMITTEE ASSIGNMENTS

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John Greig
Finley Poe
Tim Powell
Bob Priestly

Channel Marking & Stump Removal

Ralph Crum, Chairman
Dave Greenwood
Scott Smith
James Stone
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Communications

Jami Browning, Chairman
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Dam & Recreation Area

Chris Caubarreaux, Chairman
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James Stone, Chairman
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Richard Peterson

Oil & Gas

John Greig, Chairman
Loftus Fitzwater
Harold Lewis
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Roads

Chuck Hairston
Executive Committee

Safety & Risk Mgmt

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Special Projects

Sam Stavinoha, Chairman

Social

Janice Bayer, Chairman
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Karen Mize

Wildlife

Bob Priestly, Chairman
Ralph Crum
Norm Dronen
Chuck Palcer
Richard Peterson
James Stone

Board Meeting Schedule

(Subject to Change)

December 12, 2020

March 13, 2021

(Board & Presenters only)

Annual Shareholder's Meeting

April 24, 2021



PATROLMEN'S REPORT

Dear Lot Owners,

The holiday season is upon us, so first I'd like to pray for everyone to enjoy a happy Thanksgiving with good friends and blessed families. Since I am not sure what is expected, I will preface this article with my apologies for being different than what past newsletter reports have been.

Since starting at Camp Creek, I have had the privilege of meeting and getting to know many of its wonderful residents and visitors. I have done my best to respond to requests for services and to the best of my abilities, and have observed that residents have the same shared concerns for the wellbeing of the community.


As we approach this season, I ask that you all reach out to your close neighbors and to the patrolmen to convey any plans for extended travel. As patrolmen, Ralph Crum and I are happy to provide extra attention to your residence when needed. While burglaries in the area are few, the circumstances facing society in these troubling social times may result in desperation to those lost souls who seek opportunities to take from the innocent.

I am sad to report that over the last month and a half, thieves have taken mail from boxes on both the north and south side of the lake. The last episode occurred within an hour of the delivery of the mail to addresses on Clyde Accord, which happened to be just after midday. The postal service and the Robertson County Sheriff's Department have been notified and some measures have been taken to attempt to catch the thieves. However, this example demonstrates that those wishing to steal from others will exploit targets of opportunity. By maintaining vigilance toward your surroundings and reporting strange persons or vehicles, these and other incidents can be greatly reduced.

Lastly, I'd like to suggest that owners consider adding lighting to their properties. Whether by contracting with an electrician or simply by getting some relatively inexpensive (\$19.95) solar powered DIY kits at Harbor Freight, outdoor lighting - especially with motion sensors, is a strong deterrent to would-be thieves. Most law enforcement agencies have personnel educated in crime prevention strategies. Many of those personnel can conduct site surveys to provide suggestions for protecting your residential or vacation properties here at the lake.

With Best Regards,

Chuck Palcer



In the past years we have seen an increase in criminal activity during the holiday season, so please be vigilant. Remember to get a license plate number, report suspicious activity to the patrolmen and report criminal activity to the sheriff's department.



COMMITTEE NEWS...

BUILDING By Loftus Fitzwater

As you have probably noticed around the lake, many new docks have recently been completed and the Building Committee is also currently working through more dock permit requests.

COMMUNICATIONS By Jami Browning

Cool fronts are bringing us cooler temperatures and we are bringing you a “cooler” CCWC Newsletter!!! We hope you are enjoying the cooler weather and the recent changes we have made to the newsletter. In order to better provide information to our lot owners, we are working hard to improve the newsletter and website. As a reminder we have made some changes to the CCWC website www.campcreeklake.us. The website has new tabs for Notices and Board Meeting Highlights and these are updated as soon as new information is released. Refer to the Notices tab for items that are recent and sometimes urgent, such as burn pile notices and vegetation updates. Thank you for being patient as we transition these changes.

CHANNEL MARKING & STUMP REMOVAL By Ralph Crum

We have repaired 1 marker at the entrance to the ski area that had been run over. Also, 2 buoys have been relocated in Cobb Branch,

which slightly widened the channel in the “S” curve towards the back of the cove. We replaced the ‘No Wake Buoys’ at the entrance of Alligator Gulch & Flag Branch coves.

Twenty stumps were identified and then removed by JH Professional Tree Service. Two of which had rebar in them. We will seek funding again next year for the removal of more stumps in order to continue this effort. Another unexpected benefit of the stump removal project was the sheer amount of trash removed from the lake bed and around the base of stumps that were removed. Notice the trash pile, which includes what is left of a 1978 Evinrude outboard motor.





COMMITTEE NEWS...

DAM & RECREATION AREA By Chris Caubarreaux

The dam is doing well with water just under the overflow tube. Recently, repairs were completed on the cage around the overflow tube. The repair consisted of removing the old round bar stock and replacing with angle.

This will allow for a stronger and consistent spacing between rails and should last for many years. We've also secured a contractor to begin mowing the dam itself. This is an annual occurrence that requires considerable effort to accomplish. Please avoid the area while the workers are present.



FINANCE By Amy Drozd

The 2018 audited financials are complete and a copy is available in the office. The 2019 tax return is complete and has been sent for audit.

FISHING & VEGETATION By James Stone

Looks like summer is finally over. With the grass, a line upgrade is a must. Catch a good

bass and he will head straight for it and if you do not have a good line, you will not land him. We released the Tilapia and Florida Bass last month. I am thinking this next year the first Florida's that were release several years ago should be in the 10+ pound category by now. So, this spring someone is going to catch a bass of a lifetime. If you do, send a picture to the office with your name and lot #. There are still a lot of Cats and Crappie in the lake. The cats still need to be thinned out. If you have a pier light on at night or if you feed them, you know what I mean!

With winter on the way, the water will continue to cool and the grass will stop growing and die back, just like your yard. Next spring stay ahead of the grass by using one of the approved lake professionals or by treating the grass yourself. Approved lake management companies are posted on our website. If you plan to treat the grass yourself, I recommend Hydrothol granular. Since water temperatures are now much cooler, the best time to begin treating grass is early spring when new growth starts.

SPECIAL PROJECTS By Sam Stavinoaha

Due to COVID-19 and the inability for some agencies to meet, construction of the cell tower is now scheduled for the first quarter of 2021.



COMMITTEE NEWS

OIL & GAS By John Greig

Below is the updated gas royalty history from January 2019 through August 2020 production - check dated October 28, 2020. This shows how our gas royalty income has dropped significantly during 2020. Gas prices for our August production increased about \$0.40 from July during that time period and August production was up at 9,122 mcf compared to July production of 7,723mcf.

Current market spot prices for NG have been moving up to \$3.00/mcf and above during parts of October and we should see an increase in our royalty income in the coming months, assuming there is no significant drop in production.

January 2019 Royalty Income	\$38,180.62	12,018 mcf	from Nov '18 Net Production
February 2019 Royalty Income	\$30,791.85	8,275 mcf	from Dec '18 Net Production
March 2019 Royalty Income	\$38,301.15	11,515 mcf	from Jan '19 Net Production
April 2019 Royalty Income	\$23,841.80	8,669 mcf	from Feb '19 Net Production
May 2019 Royalty Income	\$23,067.76	9,246 mcf	from Mar '19 Net Production
June 2019 Royalty Income	\$21,586.97	8,855 mcf	from Apr '19 Net Production
July 2019 Royalty Income	\$21,873.34	9,401 mcf	from May '19 Net Production
August 2019 Royalty Income	\$20,279.08	8,833 mcf	from June '19 Net Production
September 2019 Royalty Income	\$19,427.28	9,286 mcf	from July '19 Net Production
October 2019 Royalty Income	\$17,890.21	9,159 mcf	from Aug '19 Net Production
November 2019 Royalty Income	\$14,550.48	7,845 mcf	from Sep '19 Net Production
December 2019 Royalty Income	\$14,310.39	6,899 mcf	from Oct '19 Net Production
Total 2019	\$284,100.93		
January 2020 Royalty Income	\$13,082.12	5,955 mcf	from Nov '19 Net Production
February 2020 Royalty Income	\$13,093.98	7,076 mcf	from Dec '19 Net Production
March 2020 Royalty Income	\$12,151.36	6,950 mcf	from Jan '20 Net Production
April 2020 Royalty Income	\$10,944.98	7,000 mcf	from Feb '20 Net Production
May 2020 Royalty Income	\$16,023.24	10,464 mcf	from Mar '20 Net Production
June 2020 Royalty Income	\$15,314.80	10,526 mcf	from April '20 Net Production
July 2020 Royalty income	\$16,327.96	10,616 mcf	from May '20 Net Production
August 2020 Royalty Income	\$10,884.84	7,489 mcf	from June '20 Net Production
September 2020 Royalty Income	\$11,009.09	7,723 mcf	from July '20 Net Production
October 2020 Royalty Income	<u>\$16,278.09</u>	9,121 mcf	from Aug '20 Net Production
Total To Date 2020	\$135,110.46		

ROADS By Chuck Hairston

After a long period of dry weather, we are finally getting some rain and now we can do some grader work on the roads. Recently, we have focused on some drainage issues, shredding the side of the roads, cutting brush and burning the brush piles. In the near future we would like to put some more rock on the roads.

Since I will be starting my new job in January, I would like to take this opportunity to thank CCWC for seven years of good employment. I am proud of what we have been able to accomplish. I love the lake and the people of the Camp Creek community. A piece of my heart will always be at Camp Creek.

Sincerely,

Chuck Hairston



RECENT & FUTURE EVENTS

VETERAN'S BREAKFAST

Like so many events this year, we had to cancel the Veteran's Breakfast. The year 2020 has been plagued by COVID-19, which unfortunately has created so much change in our world. But one thing that has not changed, is Camp Creek's respect and honor for our veterans. Thank you for serving our country and protecting our freedoms. May God bless all of America's veterans.

A Prayer for Veterans

*Proud of our nation,
they answered her call
Defending the freedom
and safety of all.
On land or on sea,
or in jets high above.
They went out of duty
and honor and love.
But however they served, Lord,
wherever they went,
Please bless them
and help them
to know what it meant!
And help us to thank them
on Veteran's Day
For we owe them far more
than we ever could say.*

Deck The Docks

Decorate your dock by December 15th so all can enjoy an evening, Christmas cruise on the lake. Imagine loading up the family, kids and/or grandkids for an evening cruise on the lake to view the Christmas lights. Oh what fun it is to ride.....



Looking forward to the spectacular fireworks at Camp Creek Lake! May the new year bring peace to all!

Brought to you by the CCWC Social Committee



WILDLIFE NEWS

More feral hogs are being seen in the Camp Creek area. If you have problems with hogs rooting on your lot, call the office and the Wildlife Committee will try to help you out!





LAKE MANAGEMENT NEWS

We'd like to begin by giving you a brief history on the Board's process to tackle the hydrilla problem in our lake. As you have probably seen in previously listings the Fishing and Vegetation Committee is made up of 4 individuals, 3 Board members and 1 non Board member, all of which are lot owners like you. The Executive Committee charged the Fishing and Vegetation Committee with the task of finding a solution to the vegetation issue in the lake.

Our initial work began by listening to some of the Board members that could provide a history of the lake's vegetation issues. We also heard concerns from many lot owners. Our committee contacted both of the local lake management companies, as both were aware of the state of our lake and each provided some insight and help to further educate us on hydrilla and the other types of vegetation in the lake as well as the pros and cons of using the various herbicides and/or carp to help with our problem. We also reached out to other entities, one of which was TAMU AgriLife Services. We sent them pictures of all vegetation in the lake. They identified each type and their pros and cons, as well as herbicides to best treat the unwanted vegetation and they too made recommendations on carp. We worked with TPWD to understand their requirements for obtaining a permit for carp. The barrier around the spillway has been repaired and now we are in compliance to obtain a permit for carp from TPWD. After much research we met and spoke with the lake management companies again and asked for proposals to manage the lake. We as a committee decided to recommend to the Board that CCWC contract with Solitude on an annual basis to provide treatment of our common areas and vegetation mappings. The Board approved the contract. Solitude continues to treat the common areas, which includes the 3 boat ramps and the public swimming area. Those areas are staying pretty clear of hydrilla. However, you can pretty much see the line in which the treated area stops.

The Executive Committee requested a long term treatment plan from Solitude. Solitude has now submitted a long term treatment plan with various options. Solitude has agreed to hold a meeting with interested lot owners to explain the process, discuss treatments and answer questions. We expect this meeting to be held in early 2021.

As you can see we did not take this task lightly. Through extensive research we were able to further educate ourselves on the necessary topics so that we could make informed decisions for the betterment of our lake. We, like you, are very much invested in Camp Creek Lake and want the lake to be usable for boaters and fishermen alike. We hope you will be patient with the process to achieve a better balanced lake for all. Please remember for us to achieve this goal of a better balanced lake for all to enjoy, this project will span several years.

We expect to update lot owners with more information on this topic after the Board's December meeting.

Thank you for your patience,

CCWC Fishing & Vegetation Committee