

# CAMP CREEK WATER COMPANY

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## SPRING 2023 NEWSLETTER



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. Spring is now approaching, and we are all looking forward to having fun at the lake with our families.

In mid-April, we will be launching an updated look to our [www.campcreeklake.us](http://www.campcreeklake.us) website that will provide mobile-friendly easy access to news, information, events and pictures! We are excited to update our newsletter template and website to improve communication across the lake!



Spring is in the air and the redbuds are blooming! Thank you, Anne Perry, for sharing your beautiful picture! As we are preparing for the Annual Shareholder meeting on April 22nd, we have moved the meeting time up to begin at 4pm at the Franklin High School. We are still looking for lot owners who would like to join the Board of Directors and contribute your ideas and talent to help manage & guide the corporation. Please submit your bios by March 21st. Being a board member requires attendance to 4 quarterly board meetings throughout the year and attendance is normally in person, but can be virtual on zoom. This year, we are saying goodbye and "Thank You" to our President, Tim Powell, and 4 other board members, Janice Bayer, Jami Browning, Mike Schrader and Philip Vance who will be leaving the board after completing their 3 year term. We appreciate everyone's input and volunteer efforts to continue to make Camp Creek a wonderful place to live!

**OFFICE HOURS**

Saturday, Sunday & Monday - Closed  
Tuesday - Thursday 8:30am - 2:30pm  
Friday - 8:30 - noon

**OFFICE MANAGER**

Sherry Bartosh  
979.828.2907  
CCWC@Windstream.net



**BROUGHT TO YOU BY  
THE CCWC SOCIAL COMMITTEE**

**ANNUAL CCWC FISHING TOURNAMENT**

We are looking forward to Spring and our annual Fishing Tournament! This year the Adult & Kids Fish Tournament will occur on the same date with Adults in the am and Kids after lunch.

TOURNAMENT DATE: Saturday, May 27, 2023  
ADULT TIME: 6:00am - 11:00am

FINAL ADULT WEIGH IN: 11:00 am

REGISTRATION DEADLINE: May 23

ENTRY FEE: \$65 per boat (2 person)

LUNCH: 11:30 - \$8 per plate for non-participants

KIDS FISH: 1:00pm - 3:00pm  
ENTRY FEE: \$17 per kid (age 0-16)

Please see the website [www.campcreeklake.us](http://www.campcreeklake.us) for Tournament details & Registration form(s).

Registration forms must be received by May 23rd.

**ALL PARTICIPANTS MUST CHECK-IN AT THE PAVILION FRIDAY, May 26 6:00-7:00pm BEFORE PARTICIPATING AT FIRST LIGHT ON SATURDAY AM.**

**WOW! What a catch!**

Congratulations Scott Smith, Lot 82  
11 lb 8 oz Bass Caught on 2/20



Will Askew  
Caught 3/13

The fishing has been fabulous!  
The Camp Creek Fishing Club is a group of lot owners that conduct fishing tournaments on the lake.

**March 18th is our next Camp Creek Fishing Club Tournament!**

Congratulations to Jeff Hazelwood who caught a 9.7 lb bass on February 21st and Dwight Chandler caught a 9.8 lb bass on February 23rd!

The Fishing Club made a recommendation at the Board meeting on March 4th to institute a limit on bass to keep our population healthy.

If you are interested in joining the club contact, email [campcreekfishingclub@gmail.com](mailto:campcreekfishingclub@gmail.com)

President & Treasurer, Dan Poole 979-828-3855  
Secretary, Keith Pate 281-796-7506



## Message from the Patrolmen: Tim Zradicka and Dennis Tharp, & Larry Hubbell, Special Projects

The EMS & first responders have commented that many of our houses are hard to find and are not clearly identifiable. Camp Creek has marked main roads with green reflective signs identifying "groups" of addresses, but some addresses are not clear. **Emergency personnel** have requested that each lot have the **Physical Address** and the **Lot Number** clearly posted at the entrance of your lot. The Patrolmen are also requesting that lot owners put reflective numbers on their boat docks. It is very difficult to respond to emergencies or calls when addresses and boat houses are not clearly marked.

Additionally, Robertson County EMS has offered to provide 3-4 hour CPR and 1st Aid Training at Camp Creek. Toni Moon of Blue Moon BBQ has agreed to provide lunch and our Board Member Janice Bayer has offered to provide dessert for anyone volunteering to take **CPR Training**. We would like to schedule the training next month, possibly Saturday April 22nd. As we all know, CPR can save a life!

If you are interested in getting an address or boat house marker for your lot or interested in taking CPR training, please call the Office.

As always, if you need to reach a Patrolman the cell phone number is 979-906-8064 and posted on the website for quick access if needed!

## Water Safety

### Life jackets are required for all tubers, skiers and anyone being pulled behind a watercraft.

**A \$250.00 fine will be assessed for those not wearing a life jacket as 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 annual permit holder registered watercraft are allowed on the lake.
- Guests and children over 18 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.
- Stumps can be removed for \$200/each by calling Josh Havel 979-492-9112.

Please refer to the updated Camp Creek Lake Rules & Regulations on our website: <http://www.campcreeklake.us> or call the CCWC Office if you have questions.

## Fire Safety

- The burn piles have cameras and are monitored by the patrolmen and the Office.
- Please observe no dumping signs and do not light the burn piles yourself. **We must notify the TCEQ (Texas Commission on Environmental Quality) prior to any burning and have Easterly Volunteer Fire Department monitor while burning.** Any unauthorized burning at these locations may jeopardize our burn permits.
- Hydrilla clippings must be piled separately from the wood to allow them to dry so please put them to the side of any wood pile.
- Approved materials include tree and wood products only without nails or screws!
- No household trash, plastic or glass of any type can be dumped!

## **VEGETATION**

**By Jami Browning**

The Board met in early February and decided to cancel our contract with Solitude Lake Management company and contract with Lochow Ranch for the next 3 years. Lochow has been on the lake twice in March conducting fish and vegetation surveys. According to the latest survey, the lake is about 65% infested with hydrilla. Lochow has presented the Board with some options, and they will meet this week to discuss and vote on the options.

If you want your dock area treated, please contact either Solitude or Lochow Ranch soon as now is the time for the treatment to be most effective. See the CCWC website for contact info.

The Board will be watching the lily pads in the West end and a couple of the coves and plans to have Lochow treat those when Lochow thinks the time is right.

## **FISHING**

**By Mike Schrader**

Lochow Lake Management has been contracted to manage the fish as well as vegetation. The lake is full of fish, but Matt Ward, the Lake Biologist, and the Fishing Committee with input from the Camp Creek Fishing Club made a recommendation we limit retaining Largemouth Bass until further notice: Fisherman keep up to 5 bass per day per person between 12-18 inches in length. Bass that are smaller than 12" or larger than 18" length must be released. We need to keep the larger bass population healthy and thriving. Crappie and catfish have no limit, but we recommend a minimum of 10" length to keep Crappie.

## **BUILDING**

**By Mike Schrader**

In addition to processing new dock permits, the building committee

continues to work with lot owners to repair or remove boat docks that are unsafe.

## **COMMUNICATIONS**

**By Lisa Sawyer**

We are developing a new website to improve communication and provide easier access to information around the lake. It will have mobile-friendly news and event information including the ability to register for events using credit card processing. The website is targeted to be launched early April.

## **OIL & GAS**

**By Tim Powell**

Gas production is steady, but the price of natural gas has fallen to under \$3 so we are estimating a shortfall in budgeted revenue of approximately \$66,000.

## **CHANNEL MARKING & SAFETY**

**By Larry Hubbell**

We have remarked several channel markers to improve visibility. Several stumps have been removed near boat lanes. If you want to remove stumps, Josh Havel is removing them for \$200 each. Contact Josh directly at 979-492-9112.

## **FINANCE**

**By Trudi Askew**

We have completed the implementation of Quickbooks online and hired a new bookkeeper and Accounting firm. All books are being compiled, and 2022 Tax records will be filed by April 15th. We are now able to run Budget vs. Actual Finance Reports at any time.

## **DAM & RECREATION AREA**

**By Philip Vance**

The Dam Committee presented proposals by Mitchel & Morgan Engineering for a preliminary Dam Analysis. The cost of the study is \$26,328 and will be drawn from the CCWC Dam fund. The board approved the analysis and will be moving forward with the study. This is the first step in determining the integrity of our dam.

## **ROADS**

**By Philip Vance**

Flag Branch Bridge repairs were completed after road damage caused by beavers and nutria blocking drainage. Thank you to all lot owners for their patience as we completed these repairs.

## **SOCIAL**

**By Janice Bayer**

We are making plans for the upcoming CCWC Fishing Tournament on Saturday, May 27th. This year the adult and kids fish will occur on the same day! Adults in the am and kids after lunch at 1pm. See the CCWC Website for Registration!

This year is also my last year on the board, and we need some volunteers to lead the Social Committee! Please send in your contact information and bios if you are interested in leading this committee!

## **SPECIAL PROJECTS**

**By Larry Hubbell**

**BURN PILES:** We have cameras at each of the 3 Camp Creek burn piles which are monitored by the patrolmen and the Office. The burn piles are for lot owners only and are for trees and other vegetation (hydrilla) and wood with no nails, screws or other metal. They are

not for household trash, plastic, glass, etc.

Once the piles get big enough, we have staff burn the piles under the supervision of the Easterly Volunteer Fire Department. Please help us keep these areas open for the benefit of all lot owners.

**PHYSICAL ADDRESSES:** The Emergency Medical Services personnel and 1st responders have commented that many of our houses are hard to find and are not clearly identifiable. Camp Creek has marked the main roads with green reflective signs identifying groups of address and some addresses of cut offs to lanes and "self named" lanes, but the **Emergency personnel have requested that each lot have the physical address and the lot number clearly posted at the entrance of your lot.**

The signs we have posted are reflective green and white on aluminum with the letters at least 3" tall. Dennis Tharp, the lake patrolman has agreed to order a sign for you if you would like. You can call him at the patrolman number or call and leave word at the Office.

**CPR TRAINING:** Robertson County EMS has offered to provide CPR and 1st Aid training if we have enough interest. Training would be at the Camp Creek Office and would take 3-4 hours. Toni Moon of Blue Moon BBQ has agreed to provide lunch and our Board Member Janice Bayer has offered to provide desert if you would be interested in taking CPR training. We would like to schedule the training on a Saturday in the next couple of months, maybe the Saturday April 22 before the annual stockholder meeting.

If you are interested, please contact the Office and if we get enough interest we will schedule the training.

**WILDLIFE**

By Ralph Crum

**HOGS:** There is no easy solution to the ongoing hog problem around the lake. As most of us can see, they have again moved into the area as evidenced by the rooting's on the sides of our roads and venturing onto several lots. During this time of year, they are sometimes seen in the mornings and evenings before dark on the edges of our roads. If while driving you do see hogs, please feel free to call me at 979-595-3381 or our Patrolman on duty, 979-906-8064. If possible, we will try and relocate a pig or two.

**NUTRIA:** The Nutria population has increased significantly over time, and they are causing problems around the lake along with Beavers, by clogging culverts as an example. Additionally, they will chew through electrical wiring and on wood decking on boat houses. They, like the hogs, are an invasive species and are in essence, a large water rat. Texas Parks & Wildlife encourages the elimination of Nutria to help control their numbers. Lot owners are allowed to take Nutria from their lots, (Rule; 25.7) and are encouraged to do so safely. Below is a picture of the common Nutria.





# BOARD OF DIRECTORS & COMMITTEES

## BOARD OF DIRECTORS

**President,** Tim Powell  
**Vice President,** Bill Fallwell  
**Secretary/Treasurer,**  
Keith Williamson

### Terms Expiring April 2023

Janice Bayer  
Jami Browning  
Tim Powell  
Mike Schrader  
Philip Vance

### Terms Expiring April 2024

Trudi Askew  
Keith Ellis  
Bill Fallwell  
Larry Hubbell  
Lisa Sawyer

### Terms Expiring April 2025

Alan Beard  
Clint Cooper  
Ralph Crum  
Phillip Garrett  
Mark Schinzler

## BOARD MEETING SCHEDULE

June 4, 2022  
August 13, 2022  
October 15, 2022  
December 10, 2022  
March 4, 2023

### Annual Shareholder's Meeting

April 22, 2023  
4PM  
Franklin High School

## COMMITTEE ASSIGNMENTS

### Channel Marking & Safety

Larry Hubbell, Chairman  
Ralph Crum  
Mark Schinzler  
Mike Schrader  
Gary Powell

### Communications

Lisa Sawyer, Chairman  
Alan Beard  
Clint Cooper  
Ralph Crum  
Bill Falwell  
Elizabeth Griffin

### Oil & Gas

Tim Powell, Chairman  
Loftus Fitzwater  
Lisa Sawyer

### Fishing & Vegetation

Jami Browning, Chairman  
Trudi Askew  
Alan Beard  
Keith Ellis  
Phillip Garrett  
Philip Vance  
Norm Dronen

### Special Projects

Larry Hubbell, Chairman  
Jami Browning  
Phillip Garrett

### Building

Mike Schrader, Chairman  
Alan Beard  
Ralph Crum  
Bill Fallwell  
Tim Powell

### Finance

Trudi Askew, Chairman  
Clint Cooper  
Amy Drozd  
John Greig

### Roads

Philip Vance, Chairman  
Keith Ellis  
Mark Schinzler

### Dam & Recreation

Philip Vance, Chairman  
Clint Cooper  
Keith Ellis  
Mark Schinzler  
David Dixon

### Wildlife Committee

Ralph Crum, Chairman  
Alan Beard  
Clint Cooper  
Scott Smith

### Social Committee

Janice Bayer, Chairman  
Trudi Askew