



OAK CREEK GAZETTE

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Next annual meeting will be held on **Tuesday, April 10, 2018, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road** (west of S. Old State).

Purpose

- Election of Trustees
- Presentations and Open Discussions
- Ballot Results

Election of Trustees

The Association is required to have an annual meeting for the election of trustees. There must be 3 trustees. Although your current trustees are going to run for the 2018-2019 term, any interested homeowner is eligible to be a candidate. If you have a desire to help maintain our community and are able to make the time commitment, please consider contacting us about being on the ballot or volunteering to help with some administrative projects. The time commitment for a non-officer trustee is about 4 hours a month. A trustee who also assumes an officer position has a time commitment approaching 8 to 12 hours a month. To be included on the printed ballot, nominations must be received by April 5, 2018, at P. O. Box 626, Lewis Center, OH 43035 or by email. The term is for one year from 4/1/18 to 3/31/19. There is no monetary compensation for the position of Trustee. There is a modest compensation for association officers. As of the mailing of this newsletter, the candidates are as follows:

Gloria Gaskey—Current President (8 years) and Trustee (12 years between 2003 and 2018); Vice President of Inter-State Heritage Agency; Resident since 1997.

Nelson Katz—Current Trustee and Vice President (5 years); Former Orange Township Trustee from 2008-2011; Software Engineer for 36+ years; Resident since 2000.

Edward Zirkle—Ed Zirkle—Current Trustee and Vice President (2 year); publisher of www.ExploringOhio.com; Resident since 2013..

2017 Trustees and Officers

Gloria Gaskey
Chairman & President
614-846-0717

Nelson Katz
Trustee
Vice President at Large

Ed Zirkle
Trustee
Vice President at Large

Brian Steyer
Vice President, Operations
740-815-1031

Randy Green
Treasurer
740-548-0319

Oak Creek Association, Inc.
PO Box 626
Lewis Center, OH 43035-9626
www.oakcreekassociation.com

Inside This Issue...

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- Treasurer's Update, plus much more!

***Respect Our Neighborhood
and Help Keep It Beautiful***

*Please keep your yard
trash free, and clean up
after your pets.*

Thank you!

Annual Multi-Neighborhood Garage Sale



The dates for this year's Annual Multi-Neighborhood Garage Sale is Friday, June 1st and Saturday, June 2nd, 9am - 4pm each day. Participation is free! We'll be placing paid advertising in the Columbus Dispatch and local papers, plus postings on Craigslist and other social media – all to attract buyers to our event!

This would be a great weekend to dig out items you no longer need and sell them for cash, money! Toys, clothes, records, tapes, videos, cd's, furniture, baby clothes, electronics, household items, small kitchen appliances, dishes, tools, office supplies, jewelry, glassware – you never know what buyers are looking for!

Other local neighborhoods participating this year may include: Villages of Oak Creek, Summerfield Village, Prestwick Commons, Oak Creek East and The Shores. This year's Garage Sale is sponsored by participating HOA's and KullbergDesigns.com.

TREASURER'S REPORT

Invoices for the 2018 dues were mailed in early January and were due by January 31, 2018. The annual dues remain \$150 and the amount has not increased since 2010. Our budget for 2018 is approximately \$60,000 for maintenance of the common areas and other Association expenses for 2018. Thank you for paying your dues promptly.

As you know, by virtue of owning property in Oak Creek, you are automatically a member of the Oak Creek Association. Association dues, like real estate taxes, are assessed on and directly tied only to the property and subject to similar collection processes. In other words when you purchase a home, it comes with dues and taxes.

Payment of dues is not contingent on any other factor. If you have not already done so, please pay instantly by credit card or e-check by accessing our web site, then clicking on the Paypal logo on our homepage at www.oakcreekassociation.com OR make your check in the amount of \$150.00, payable to Oak Creek Association, Inc. and mail to Oak Creek Association, Inc., PO Box 626, Lewis Center, OH 43035.

DEED RESTRICTIONS OVERVIEW

If you do not have a copy of your deed restrictions, you can access them from our web site at www.oakcreekassociation.com. It is very important to review the deed restrictions before building, planting, fencing, etc. In addition to the deed restrictions, Orange Township has additional restrictions that should be checked for your own protection (call 740-548-5430 x 124). If you have any questions, the trustees will gladly address or assist with your concerns. We do require that any complaints regarding deed restrictions violations (1) provide the nature of the violation, (2) provide the property address, and (3) be put in writing and mailed or emailed to us. If you wish to receive a response from us, include your name, address, and phone number so we can contact you in a formal manner. Below are Do's and Don'ts:



QUICK GUIDE TO WHAT WE MUST DO AND WHAT WE CANNOT DO

- Cut your grass and clean up clippings afterwards.
- Treat your lawn for feeds (crabgrass, dandelions, clover, etc.).
- Maintain planting beds. No beds overgrown with weeds and no planting allowed to grow out of control.
- Cannot have campers, trailers, boats, RV, or commercial vehicles in the driveway or on the street more than 24 hours in a month.
- No undrivable vehicle can be in front of premises for more than 7 days.
- No outdoor clothes drying.

Continued on next page...

QUICK GUIDE TO WHAT WE MUST DO AND WHAT WE CANNOT DO

- No trash receptacle in view of public from street or abutting properties. Trash is not to be put out prior to the evening before - this would be Thursday (except holidays, then Friday), and after 6:00 p.m. For pick up next day. Trash is NOT to be put on the side walks. It is also recommended that if a storm or high winds are pending, do not put trash out until the storm passes, keeping your trash from blowing all over the neighborhood. Promptly remove empty trash receptacles from sight along with any remaining items.
- No street trees. Trees cannot be planted between the sidewalk and the street.
- No sheds or storage structures.
- Fencing must meet your specified deed restriction.
- No trade, business or commercial activity shall be conducted on any lot, nor shall anything be done which may become an annoyance or nuisance to any of the owners of any lot in the subdivision.
- No painting, repairs, or structures, etc., are allowed which may be viewed as an eyesore to any of the owners of any lot in the subdivision. (This is the reason the builders had restrictions on all buyers as to the colors they were allowed to choose for siding, shutters, doors and roofs.

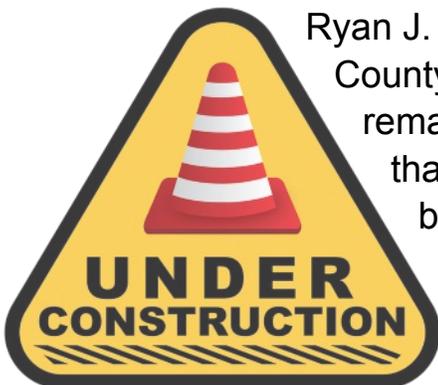


Township Violations:

- **Trash Collection:** Please let your new neighbors know that Orange Township requires we use Rumpke to collect refuse. Every resident must contact Rumpke like they do AEP, etc., to contract with them. There is a fee for trash-pick up. The township will allow a resident to opt out only if they can prove they have a legal way of disposing of trash. Example, a resident owns a business and pays for a dumpster and collection, and takes their trash to work. They have to supply receipts and contracts, etc. If a resident puts his trash in another's yard for pickup or puts trash in someone else's receptacle, CALL RUMPKE at 1-800-828-8171 and ask for JACK. Rumpke has to initiate the complaint to Orange Township for the Township to take action.
- **Multiple Families:** We are single-family dwelling community. This does not mean that our children or parents don't live with us. But it does mean that several families cannot reside in a house that is not built to accommodate them. If you have a concern, write the Zoning Department, Orange Township, 1680 E. Orange Road, Lewis Center, OH 43035.*
- **Parking:** If residents are parking in areas marked as "no parking this side of street." Please contact the Sheriff. If residents are parking in their driveways so as to block the pavement, again, contact the Sheriff.
- **Business out of the Home:** If a resident is conducting a business out of their home and create problems to surrounding residents, although it is a deed violation, it is also a Township violation. Notify us, but also write Zoning Department, Orange Township, 1680 E. Orange Road, Lewis Center, OH 43035. *

*The Township has an attorney, Mike McCarthy. Using the Township's attorney limits our legal expenses and the Township has a "Bigger Hammer." However, we are not afraid to take legal action against a resident on behalf of the Association. On all issues, we want to be prudent with spending our funds. We try to write letters, call, and visit first. We will work with a resident so long as they work with us.

South Old State Road Widening Project - UPDATE



Ryan J. Mraz, B.S.C.E., Chief Deputy Design Engineer, Delaware County Engineer's Office reported that we can expect the remainder of the temporary road from Powell to the north limits that is not done to be completed first. The main work will then be to finish the roadway construction. Signal work at Orange is ongoing and will go to Gladshire in the next week or so, then down to Powell. Project finish date is Thanksgiving. Looks like a lot to be thankful for this Thanksgiving!

SPEEDING AND SAFETY WITHIN THE NEIGHBORHOOD

Oak Creek Association has taken steps to address speeding issues and safety concerns throughout our Subdivision since our last Homeowners' Meeting:

- The Olentangy Local School District has agreed to purchase and Orange Township has agreed to install and maintain flashing 20 mph speed limit signs for the front and back entrances to Oak Creek Elementary School. That means two signs are being placed on Westwood Drive and two on Oak Creek Drive. They are currently being installed.
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- We are among several communities in Delaware County engaging Special Duty Deputies to monitor our neighborhoods for speed and unusual activities. Special Duty Deputies will be a visible presence on various days and times from May through September and from Thanksgiving to New Years. (The same schedule as in 2017.) Several other communities within Delaware County are doing the same thing because the county budget does not stretch as far as we'd like and because the township no longer has a Police Levy to pay for these additional services. The safety of our residents is a primary concern.

Trash Storage and Pickup

Just a friendly reminder, that trash is not to be set out until the night before pick up. That would generally be Friday, so trash should not be set out prior to Thursday Evening. When there is a holiday, trash pickup is delayed for 1 business day. Furthermore, trash cans and trash bins need to be ***KEPT OUT OF PUBLIC VIEW***; therefore, they cannot remain in the driveway or next to your house. Please reference Limited Warranty Deed Article I, J: Waste Disposal

... "trash, garbage or other waste... shall be kept out of view of the general public from the street and abutting properties."

With spring coming and people in Oak Creek walking their dogs more please be respectful of your neighbors - **PICK UP YOU DOG'S WASTE – PLEASE!**

Additionally, here is what the state has to say about dogs. The URL for all the rules is included below.

This is from the State of Ohio website regarding Ohio Laws and Rules. <http://codes.ohio.gov/orc/955>

Ohio Revised Code

Title [9] IX AGRICULTURE - ANIMALS - FENCES

Ohio Revised Code (continued on next page)

Ohio Revised Code, (continued from previous page)

Chapter 955: DOGS

955.22 Confining, restraining, debarking dogs; dangerous dog registration certificate.

(A) As used in this section, "dangerous dog" has the same meaning as in section 955.11 of the Revised Code.

(B) No owner, keeper, or harbinger of any female dog shall permit it to go beyond the premises of the owner, keeper, or harbinger at any time the dog is in heat unless the dog is properly in leash.

(C) Except when a dog is lawfully engaged in hunting and accompanied by the owner, keeper, harbinger, or handler of the dog, no owner, keeper, or harbinger of any dog shall fail at any time to do either of the following:

(1) Keep the dog physically confined or restrained upon the premises of the owner, keeper, or harbinger by a leash, tether, adequate fence, supervision, or secure enclosure to prevent escape;

(2) Keep the dog under the reasonable control of some person.

(D) Except when a dangerous dog is lawfully engaged in hunting or training for the purpose of hunting and is accompanied by the owner, keeper, harbinger, or handler of the dog, no owner, keeper, or harbinger of a dangerous dog shall fail to do either of the following:

(1) While that dog is on the premises of the owner, keeper, or harbinger, securely confine it at all times in a locked pen that has a top, locked fenced yard, or other locked enclosure that has a top ;

(2) While that dog is off the premises of the owner, keeper, or harbinger, keep that dog on a chain-link leash or tether that is not more than six feet in length and additionally do at least one of the following:

(a) Keep that dog in a locked pen that has a top, locked fenced yard, or other locked enclosure that has a top;

(b) Have the leash or tether controlled by a person who is of suitable age and discretion or securely attach, tie, or affix the leash or tether to the ground or a stationary object or fixture so that the dog is adequately restrained and station such a person in close enough proximity to that dog so as to prevent it from causing injury to any person;

(c) Muzzle that dog.

Effective Date: 10-10-2000

Resources

- **Ohio's Financial Crisis Resources** - Information on lowering monthly payments, locating safe and affordable housing, find a job or training, repair your credit, how to create a budget, plus much more, please access the Financial Crisis Resources at www.savethedream.ohio.gov/financialcrisis.aspx
- **Senior Citizens Inc. of Delaware County** - To provide motivating activities to help active older adults remain a vital part of Delaware County through education, recreation, socialization, exercise, and wellness. www.mysourcepoint.org
- **Discover events and activities in Orange Township** at OrangeCelebration.com



Your Association Web Site - Keeping in touch with your Oak Creek Homeowners' Association and up-to-date on neighborhood happenings just a click away on your computer. From special HOA announcements to local news, previous newsletters and minutes from meetings, legal documents, or file a complaint, access us at www.oakcreekassociation.com anytime! Also join us on Facebook - go to FB and type in Oak Creek of Lewis Center in the search bar.

IMPORTANT NOTICES

- Annual Homeowners' Meeting

Tuesday, April 10, 2018 @ 7:00 p.m.

Orange Township Hall

1680 E. Orange Road, Lewis Center, OH 43035

- Election of Trustees



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