



OAK CREEK GAZETTE

DUE TO COVID-19 THIS ISSUE OF OUR NEWSLETTER WILL ONLY BE AVAILABLE ON OUR WEBSITE AND EMAILED TO OUR MEMBERS. PLEASE PRINT THIS PAGE TO VOTE. SEE INSTRUCTIONS BELOW.

2019 Trustees and Officers

Gloria Gaskey
Chairman & President
614-846-0717

Nelson Katz
Trustee
Vice President at Large

Rosalind Katz
Trustee
Vice President at Large

Brian Steyer
Vice President,
Operations
740-815-1031

Randy Green
Treasurer
740-548-0319

**Respect Our Neighborhood
and Help Keep It Beautiful**
*Please keep your yard
trash free, and clean up
after your pets.
Thank you!*

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

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting Canceled Due to Coronavirus/COVID-19



The main purpose the Annual March Meeting is to elect Trustees for the current year and discuss questions of the attendees. Page 1 of this Newsletter is dedicated to the Election of Trustees: There must be 3 trustees. The term is for one year from 4/1/20 to 3/31/21. As of the mailing of this newsletter, the candidates are as follows:

- **Gloria Gaskey**—Current President (10 years) and Trustee (14 years between 2003 and 2020); Vice President of Inter-State Heritage Agency, an insurance agency; Resident since 1997.
- **Nelson Katz**—Current Trustee and Vice President (7 years); Former Orange Township Trustee from 2008-2011; Software Engineer for 36+ years; Resident since 2000.
- **Rosalind Katz**--Current Trustee and Vice President since August, 2018 (1-1/2 years). She retired from Lucent Technologies after a tenure of 30+ years, and she has and continues to serve our community as an Election Poll worker. Rosalind has been a resident since 2000.

ITEM	Select 3
Gloria Gaskey	<input type="checkbox"/>
Nelson Katz	<input type="checkbox"/>
Rosalind Katz	<input type="checkbox"/>
Write In	<input type="checkbox"/>

Place an "x" in 3 boxes that correspond with the persons you choose to vote for. You may mail or fax the entire page or only the ballot portion to Oak Creek Association, P O Box 626, Lewis Center, OH 43035-9626. Fax:614-433-0149. **Ballots must be received by April 25, 2020.** Include your name and address with your vote.

Annual Multi- Neighborhood Garage Sale



UPDATE! DUE TO COVID-19, this year's annual garage sale has been canceled. We will post any updates on the website if a later date is scheduled. The dates for this year's Annual Multi-Neighborhood Garage Sale are Friday, June 5th and Saturday, June 6th, 9:00 AM – 4:00 PM each day. Participation is free! There will be at least 4 other neighboring homeowners' associations participating on the same dates . . . probably more.

This year's Garage Sale is sponsored by participating HOA's and Kullberg Designs.

TREASURER'S REPORT

Invoices for the 2020 dues were mailed in January and were due by January 31, 2020. The annual dues remain \$165. Our budget for 2020 is approximately \$60,000 for maintenance of the common areas and other Association expenses for 2020. 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 \$165.00, 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.

Capital Improvements



Oak Creek is ready to Swing into Spring. With the widening of South Old State completed, we are reclaiming and uplifting our community. Over the last 9 months, rip rap has been installed around all three ponds; 49 Norway Spruce trees have been replaced; and at the NW and SW corners of E. Powell and S. Old State, the 2 monuments have been rebuilt and the entranceway beds have been redesigned (including new lighting and a new irrigation system). A few finishing touches were left for Spring.

Capital Improvements (continued on next page)

The installation of fencing is currently underway along S. Old State and Cottonwood. The fencing on the north and south side of E. Powell, along with the monuments, will be power washed this Spring. Although we had hoped to replace this portion of fencing, the closeness of utilities to the existing fence, makes it cost prohibitive at this time. Also this Spring, the trees in the cul-de-sacs will be edged and mulched.

A White Pine tree fell during a storm this winter, behind the Oak Creek monument, and uprooted much of the irrigation system. We have had that tree removed. However, there is another White Pine tree behind the monument that will be removed and the trees will be replaced with five, 7-8 ft. Junipers to add continuity between the Oak Creek bed and the 2 new beds at S. Old State. The irrigation zone at Oak Creek is to be replaced and the stone wall around the bed will be restacked as needed.

Finally, flowers will be planted in all beds to add color and brightness like a welcoming smile.

(Now all we need is for some residents to follow the deed restrictions and take pride in and care of their own little corner of the world, and everyone's home values should rise.)

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 (unless hidden by shrubs or fencing). 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."

We respectfully ask that you remove any trash can(s)/bin(s) from your driveway and public view, including the side of your house.


Parking

Campers, trailers, boats, RV's and commercial vehicles are not permitted to be left in the driveway or on the street more than 24 hours in any 30 day period. Also, vehicles cannot be parked on front lawns and in yards. If you want to avoid receiving a Violation Letter from the Association and the accompanying fines, please comply with Limited Warranty Deed, Article I, N:

BOAT, TRAILER AND VEHICLE PARKING AND STORAGE

"No truck, trailer, boat, camper, recreational vehicle or commercial vehicle shall be parked or stored in front of or on any lot unless it is in a garage or other vehicle enclosure out of view from the street

Parking (continued on next page)



and abutting properties. The vehicle may not remain on the property for more than twenty-four (24) hours in any period of thirty (30) days.”

Dogs

We understand that our pets are family members. However, for the safety of young children (who may be scared by your pet), the elderly, who could also be knocked down, or other small pets, please keep your dog on a leash when you walk it in the neighborhood. And please, please, please, clean up after your dog!



Lawn Care

We must take care of our lawns and yards. That means:

- Mowing the grass and cleaning up clippings at a minimum of every 7– 10 days during the growing season
- Fertilizing and treating your lawn and beds for weeds
- Trimming bushes and maintaining plant beds

Please reference Limited Warranty Deed Article I, E: BUILDING LOCATION

“...no weeds, underbrush or other unsightly growths shall be permitted to grow or remain anywhere on said lots and no unsightly object shall be allowed to be placed or suffered to remain anywhere thereon.”

By following these simple rules, we can keep our community a desirable place to live and keep our property values up, which is something we should all want to do!

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 HOA and up-to-date on neighborhood happenings just a click away on your computer or phone. From special HOA announcements to local news, newsletters, minutes from meetings, legal documents, or contact a trustee, access us at www.oakcreekassociation.com anytime! To join us on Facebook - go to FB and type: Oak Creek of Lewis Center in the search bar, and ask to join our group. You must be a resident of Oak Creek to join.



IMPORTANT NOTICES

- Annual Homeowners' Meeting
*Oak Creek Association
Homeowners Meeting Canceled
due to Coronavirus/COVID-19*
 - Election of Trustees - How to vote. Details in this issue.



Oak Creek Association, Inc.
P. O. Box 626
Lewis Center, OH 43035-9626