



OAK CREEK GAZETTE

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

2011 Trustees and Officers

Gloria Gaskey
Chairman & President
(614) 846-0717

Bruce Kullberg
Trustee
Vice-Chairman,
Communications
(740) 548-3080

David Cherry
Trustee
Vice-President,
Administration
(614) 839-6562

Brian Steyer
Vice-President, Operations
(740) 548-5257

Randy Green
Treasurer
(740) 548-0319

*Oak Creek Association, Inc.
PO Box 626
Lewis Center, OH 43035-9626*

Next annual meeting will be held on **Tuesday, March 27, 2012, 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. Any interested homeowner is eligible to be a candidate. The time commitment for 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 ballot, nominations must be received by March 20, 2010 at P.O. 626, Lewis Center OH 43035-9626. The term is for one year from 4/1/12 to 3/31/13. 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 (3 year) and Trustee (7 years). Resident since 1997. Vice President of Interstate Heritage Agency.

David Cherry--Trustee for 4 year. Resident since 2003. RN Case Manager.

Bruce Kullberg--Trustee for 7 years. Established and maintains Oak Creek's web site. Resident since 1997. Small business owner since 1991. Vice President, Orange Township Business Association.

Get involved with your association ...Your Association is seeking someone who would like to volunteer as **Secretary** for our organization. If you can commit to a once-a-month meeting (1-2 hrs), plus a few other light duties, please contact us. Thank you!

Treasurer's Update: Invoices for the 2012 dues were mailed in January. Our anticipated dues income is about \$57,000. To date we have received about 70% of this year's dues. Thank you for mailing your dues in 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., P. O. Box 626, Lewis Center, OH 43035-9626.

Neighborhood Garage Sale!

Start collecting all your stuff from your basement and garage! It time again for our Annual Neighborhood Garage Sale. It will be held this year on **June 15th and 16th** from 9am - 4pm each day. Cost is only \$3.00 per home.



The participation fee is used for advertising in signs, newspapers and other media. The garage sale is sponsored by your Oak Creek Association. Please send cash or check payable to Oak Creek Association to: Oak Creek Association, PO Box 626, Lewis Center, OH 43035.

Catch Only & Release Signs for Ponds

Several years ago we posted Resident Only Catch and Release signs directed towards non-residents of Oak Creek. The fish are needed to help control or eliminate nuisance aquatic vegetation. Residents are welcome to catch and release fish. There's no swimming or ice skating.

Delaware County Drainage Maintenance Program Petition Update

We have collected the necessary signatures for the Petitions for the Drainage Maintenance Program and the petition has been filed with the Delaware County Commissioners. We will be posting information on our website as to when any hearing will be held to complete the approval process. Once the process is complete, an inspection of all drainage pipes in our subdivision will begin. This is to evaluate our current system, plus determine if there are any immediate repairs that will need to be addressed.

This is a program that affects all homeowners in our neighborhood. It is basically an "insurance policy" to protect us individually and collectively from potentially hundreds of thousands of dollars if repairs become necessary to our existing drainage system. For more information, contact Delaware County or visit <http://www.delawareswcd.org>.

Spring Is Here?

With spring coming early this year, now is the time to treat your lawn for weeds. Please be considerate of your neighbors, too.



Deed Restriction Violations In Our Neighborhood

Since most of us take pride in our homes, neighborhood, and community, we want to keep our homes and yards and homes appealing to our neighbors – not an eyesore and distraction. As outlined on this page and page 3, violations are addressed, and if not resolved in a timely manner, action is taken! Your association has filed several law suits against violators who ignored our requests, and as a result of our filings, we've been able to resolve the problems. If you have any questions or concerns, please be sure to attend our annual meetings, or see additional information on our web site.

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 made other arrangements of disposing 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", or if residents are parking in their driveways so as to block the sidewalk, contact the Sheriff's non-emergency phone line at 740-833-2800.
- **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.

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 weeds (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 including driveway.
- No outdoor clothes drying.
- 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 on Friday (Saturday in case of holiday.) 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 in your neighbor's yard or onto street. Promptly remove empty trash receptacles from sight along with any remaining items after trash pick up.
- No street trees. Trees cannot be planted between the sidewalk and the street.
- No sheds or storage structures.
- Fencing must meet your specific 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.)
- Community Law - Because of recent changes in Ohio community laws, fines can be imposed for deed restriction violations. See website for amounts.



Please access our website @ www.oakcreekassociation.com for a complete overview of your deed restrictions.

Resources

- Ohio's Foreclosure Prevention Effort - Information on resources and assistance available to renters and homeowners facing foreclosure created by the State of Ohio. www.savethedream.ohio.gov
- 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.delawareseiorcenter.org
- Wondering what outdoor activities are scheduled for parks in Delaware County this fall and winter? How do you report a pot hole? Where do you file permits or licenses? For this and more, access www.delawareohio.net.



Our 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. Access new features such as local news, current real estate listing and statistics for our neighborhood, previous newsletters and minutes from meetings, legal documents, file a complaint, plus much more! Many of the Internet links found in this newsletter are available on our web site. All this and more is available 24 hours a day, 7 days a week at www.oakcreekassociation.com.

IMPORTANT NOTICES

- Annual Homeowners' Meeting

Tuesday, March 27, 2012 @ 7:00 p.m.

Orange Township Hall

1680 E. Orange Road, Lewis Center, OH 43035

- Election of Trustees



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ADDRESS CORRECTION REQUESTED