



OAK CREEK GAZETTE

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Next annual meeting will be held on **Tuesday, March 21, 2017, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road** (west of S. Old State).

2016 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

Purpose

- Election of Trustees
- Special Speaker: Sgt Dan Yarnell from the Delaware County Sheriff's Office
- 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 2017-2018 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 March 17, 2017, at P. O. Box 626, Lewis Center, OH 43035 or by email. The term is for one year from 4/1/17 to 3/31/18. 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 (7 years) and Trustee (11 years between 2003 and 2017); Vice President of Inter-State Heritage Agency; Resident since 1997.

Nelson Katz—Current Trustee and Vice President (4 years); Former Orange Township Trustee from 2008-2011; Software Engineer for 35+ years; Resident since 2000.

Edward Zirkle—Current Trustee and Vice President (2 year); closing in on half a century as a Professional Photographer; Resident since 2013.

Inside This Issue...

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- Updates on the Widening of S. Old State - Page 3
- Treasurer's Update and much more!

Respect Our Neighborhood and Help Keep It Beautiful

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

Thank you!

Neighborhood Garage Sale!

Start collecting all your stuff! It's time again for our Annual Neighborhood Garage Sale. It will be held this year on Saturday, **June 3rd only**, from 9am - 4pm. (Feedback from several participating residents suggests there would be greater activity if we advertised for one day only and the preference was Saturday.)



Newspaper advertising is being sponsored by OrangeCelebration.com, so there is no cost to participating HOAs for newspaper advertising.

Lawncare - It's Your Responsibility

Not taking care of your lawn is a violation of your Deed Restriction. It means cutting at a minimum of every 7-10 days during the growing season, fertilize and TREAT FOR WEEDS in the lawn and beds, trimming bushes, picking up trash and debris, and cleaning up after pets. Please be considerate of your neighbors.

Treasurer's Update

Invoices for the 2017 dues were mailed in early January and were due by January 31, 2017. The annual dues remain \$150 and the amount has not increased since 2010. Our budget for 2017 is approximately \$60,000 for maintenance of the common areas and other Association expenses for 2017. 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.



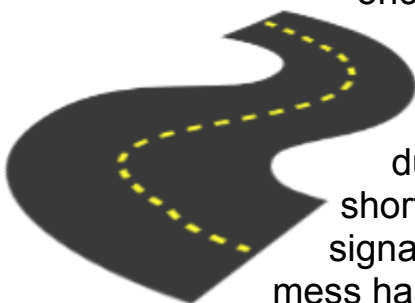
Township Violations:

- **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

As we have reported, the negotiations for trees and fencing and easements has been completed. The Association received \$110,632 which is set aside for the replacement once the construction is done, circa 2018. Many of the trees and much of the fencing has been removed so that the utilities could be relocated. There should not be any interruption in our utility services. Traffic will be maintained throughout the duration of the project, with the exception of some possible short-term closures at some of the intersections. There will be signage and message boards to give us plenty of notice. . . . The mess has begun.



SPEEDING AND SAFETY WITHIN THE NEIGHBORHOOD

Below are steps that the Oak Creek Association has taken to address speeding and safety concerns on Oak Creek Drive by the elementary school and throughout our Subdivision since our last Homeowners' Meeting:

- We contacted the Delaware County Sheriff's Office to discuss the cost and logistics of hiring Special Duty Deputies to address both the speeding and crime issues within our Subdivision. As a result, we contracted for 6 shifts of 3 hours each during the last two weeks of 2016. During the 6, 3-hour shifts worked by Special Duty Deputies, there were 20 traffic stops made on Oak Creek, Cottonwood, Sedona and Powell resulting in 16 warnings and 4 citations. All 4 citations were to residents within our Subdivision. 
- The Association included a Resident Survey with the mailing of our 2017 Dues Notices. The Survey attempted to measure the level of support for an increased police presence within our subdivision. Results to date: 83% (159) of respondents want additional police presence. 37.5% (72) want the Association to engage additional police presence sporadically throughout the year, but only up to whatever the current budget can accommodate without an increase in dues. 45% (87) prefer a regular monthly presence to approach 95 shifts of 3 hours throughout the year which would require a dues increase of \$22.50 a year. 17% (33) of responding residents did not want additional police presence. As of now, based on these partial results of the Survey, we plan on scheduling Special Duty Deputies on various days and times during the months of May, June, July, August, and September and from Thanksgiving through January 1st, 2018. The cost for these patrols will be within our budget at around \$5,000.00. As a side note, several other communities within Delaware County are doing the same thing with the Delaware County Sheriff's Office, and spending two to three times that much (\$10,000 to \$15,000). Why? Because the county budget does not stretch as far as we'd like and the township no longer has a Police Levy to pay for these additional services. So, we want to be proactive in this matter, in order to better protect our residents.
- We have invited Sergeant Dan Yarnell from the Delaware County Sheriff's Office to speak to at our Semi-Annual Homeowners Meeting on March 21st. He will be speaking to us about the advantages of utilizing Special Duty Deputies in an effort to reduce both speeding and crime in our Neighborhood. His topics will include Speed Limit Enforcement, Community Block Watch, Discussion of the Delaware County Sheriff's Office Personnel and Staffing Levels, General Safety and Security Tips, Positive Aspects of having Special Duty Deputies, Positive Aspects of having Radar Speed Limit Signs, and Crime Statistics. Please come join us to learn more about this valuable service and ask any questions you may have.
- We spoke to Jeff Gordon, Director, Business Management and Facilities for the Olentangy Local School District about having the District place flashing 20 mph school zone signs at the front and

Speeding and Safety Within The Neighborhood (continued)

Speeding and Safety Within The Neighborhood (continued from previous page)

back entrance to Oak Creek Elementary School. He indicated that he needed to consider all the elementary schools within the District and not just Oak Creek Elementary and would discuss the problem and possible solutions with the Sheriff, Orange Township and his superiors. He will specifically be looking for grant money and any help he can get from Orange Township. In a follow-up conversation, Mr. Gordon stated the district is considering flashing school zone signs, but they would have to include several other schools in their consideration. We asked if the District could perhaps use Oak Creek Elementary School as a Pilot Project for the placement of such signs elsewhere in the District. We also asked that he keep OCA in the loop of what's going on, regarding flashing school zone signs within the District. We further asked if there was anything we could do to help speed the process along. We should be hearing back from him, shortly.

- In the event the School District does not install the 20 mph school zone signs, we are also researching a type of Radar-Equipped, Solar-Powered, Flashing Speed Limit Sign that would be placed further out from the School Zone, in the 25 MPH Zone, in order to slow drivers down along the entire stretch of roadway. OCA plans to simultaneously work with Orange Township to be in a position to erect signs without additional delay if the school district does not. We believe the township would pay for half the cost of the signs, erect and maintain them. Our latest estimate on the cost of the signs are \$6,000 each. However, Orange Township Parks and Maintenance Director, Beth Hugh and her Department are in the process of getting quotes from county-approved vendors in order to get the lowest price possible. The Sanctuary has requested the same kind of signs for their development and an REA (Request for Engineering Assistance) has already been prepared and sent to the County Engineer on their behalf. That is done in order to ascertain the proper placement location for the signs. Beth has agreed to submit an REA to the County Engineer for our request. From there, it takes a good two months in order to get a reply.

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
- Wondering what outdoor activities are scheduled for parks in Delaware County this spring and summer? How do you report a pot hole? Where do you file permits or licenses? For this and more, access www.delawareohio.net
- Find out about 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

IMPORTANT NOTICES

- Annual Homeowners' Meeting

Tuesday, March 21, 2017 @ 7:00 p.m.

Orange Township Hall

1680 E. Orange Road, Lewis Center, OH 43035

- Election of Trustees



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