



# OAK CREEK GAZETTE

**ANNOUNCING . . .**

## **Oak Creek Association Homeowners Meeting**

Next annual meeting will be held on **Tuesday, November 27, 2012, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road** (west of S. Old State).

### **2012 Trustees and Officers**

Gloria Gaskey  
Chairman & President  
(614) 846-0717

Bruce Kullberg  
Trustee  
Vice-Chairman,  
Communications

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*

### **Purpose**

- 2013 Budget
- Year In Review
- Open Discussion

### **Letter From Your Association's President**

Dear Friends and Neighbors,

2012 has been a good year for our community. Because there were fewer projects and fewer unexpected expenses, we were able to keep our expenses below budget. We did, however, replace one fountain and had the perimeter fencing power-washed. Projects contemplated for 2013, include having the trees in the common space edged and mulched. We also expect to begin to update the entrance ways. Additionally, there is some fencing that has become unstable and needs evaluated for repair or replacement.

Many of you may have noticed that several trees have died and have not been removed. The trees were affected by a chemical called Imprelis supplied by Dupont. Since we are making a claim for the removal and replacement of the trees, the dead ones will remain until the claim is settled. A settlement is expected by Spring 2013.

I'd personally like to take a moment to thank all of you for your support and cooperation and compliance with all the Association Warranty Deeds and practices keeping our yards manicured and free of weeds, free of recreational and commercial vehicles, boats, trailers, undriveable vehicles, and trash cans. (See Page 3 for more.)

On behalf of all of us (Gloria, Bruce, Dave, Randy and Brian), we wish you and yours a

***Happy Fall and  
Happy Thanksgiving!***

*- Gloria Gaskey*

#### **Also In This Issue...**

- Operating Budget for 2013 - Page 2
- Township Restrictions - Page 2
- Deed Restrictions Overview - Page 3
- Helpful Resources - Page 3

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

## Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2013 will remain at \$150 per lot. Invoices will be mailed by January and are due upon receipt. If payment is not received timely, an interest rate of 1% per month (12% per annum) will be charged.

Payment can be made by check, cash, money order or via the Internet through Paypal, which is accessible via our website @ [www.oakcreekassociation.com](http://www.oakcreekassociation.com).

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. Please pay your 2013 dues upon receipt of your invoice. Please contact your trustees or treasurer if you have any questions or concerns. Thank you.

### Oak Creek Association Operating Budget 2013

	2013 Budget YTD
<b>REVENUES:</b>	
Dues & Other	\$56,970
<b>EXPENSES</b>	
Landscaping	29,728
Retention Areas	6,918
Administrative - (legal, insurance, supplies, postage, etc.)	6,254
Tree Care	5,660
Utilities	4,410
General Maintenance	4,000
<b>Total Expenses</b>	<b>56,070</b>
<b>NET</b>	<b>(\$0)</b>

Please access our web site for a complete line by line overview of the budget.

## Deed Restriction Violations Continue to be an Issue in our Neighborhood

As reported in our last newsletter, we had seen an increase in Deed Restriction violations. 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. 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! 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 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 sidewalk, 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.

# 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](http://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.
- **NO 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.
- No trash receptable 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. It must be maintained.
- 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.



Please access our website @ [www.oakcreekassociation.com](http://www.oakcreekassociation.com) to review a complete copy 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](http://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](http://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](http://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](http://www.oakcreekassociation.com).

# IMPORTANT NOTICES

- Annual Homeowners' Meeting

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

Orange Township Hall

1680 E. Orange Road, Lewis Center, OH 43035

- 2013 Budget
- Overview of 2012



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