

OAK CREEK GAZETTE



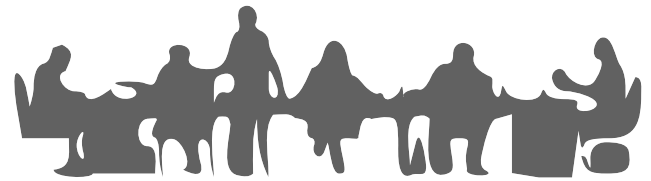
ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Next annual meeting will be held on **Tuesday, November 17, 2015, at 7:00PM - 9:00PM, Orange Township Hall, 1680 E. Orange Road** (west of S. Old State), Thompson Room.

Purpose

- 2016 Budget
- Year In Review
- Open Discussion



2015 Trustees and Officers

Gloria Gaskey
Chairman & President
614-846-0710

Nelson Katz
Trustee
Vice President at Large

Ed Zirkle
Trustee
Vice President at Large

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*

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Letter From Your Association's President

Dear Friends and Neighbors,

2015 has been a relatively smooth year for our community. Because there were fewer projects and fewer unexpected expenses, we were able to keep our expenses within budget. The trees in the common space were edged and mulched, and about 25 trees, that died and were removed due to the Imprelis claim, were replaced. There are about 5 remaining trees to be planted along E. Powell in the Spring of 2016. Remaining trees along S. Old State that were removed because of the claim will not be replaced until after the construction on S. Old State has been completed. Future projects will continue to be kept to a minimum because of the impending widening of S. Old State.

With respect to the Widening of S. Old State, negotiations with the Delaware County Engineers has started because of the property they plan to take or damage during the construction. Association fencing, trees, monuments, and the larger South Pond will be impacted. The county representatives are proposing to only pay for the "value" of the trees and fencing--Not replacement cost of the fence and trees. They include a 25% depreciation on the fence and do not include installation costs and taxes. They do not include compensating for the planting of the trees and other landscaping (which is equal to the price of the plant material.) Their position is that they are buying the improvements not replacing them. The county does have plans to install trees along S. Old State, from Little Bear to Candlelight. The trees will be groupings of Tilia Cordatal, Pin Oak, and Red Oak. They will be planted between the curb and bike path. Our position is that the county should return the fencing and landscape to its current condition.

Construction will begin Spring, 2016. The first thing that we will notice is that the county will remove the existing trees and fencing from Little Bear to the Veterinary. Then they will proceed to relocate the utilities. The total project is to take 2 years. Stay tuned.

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, un-drivable vehicles, and trash cans.

On behalf of all of us, Gloria, Nelson, Ed, Randy and Brian, we wish you and yours a

Happy Fall and Happy Thanksgiving!

Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2016 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.

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 2016 dues upon receipt of your invoice. Please contact your trustees or treasurer if you have any questions or concerns. Thank you.

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

Oak Creek Association Operating Budget 2016

	2016 Budget YTD
REVENUES:	
Dues & Other	\$ 58,500
EXPENSES	
Landscaping	22,805
Retention Areas	5,070
Administrative - (insurance, supplies, postage, etc.)	6,915
Insurance	2,352
Utilities	6,050
General Maintenance	4,460
Fountain	2,500
Sprinkler	4,000
Trees	3,000
Total Expenses	57,152
NET	\$ 1,348

THE POWELL ROAD TRAIL

The Powell Road Trail has been completed. It is a ten foot wide, multi-use trail on the north side of Powell Road. Construction stopped short of the corner at East Powell and S. Old State Road, where the trail will eventually connect to the portion that runs north and south along S. Old State, after the widening has been completed.

House Check: Whether you are traveling for the weekend or extended vacation, before leaving be sure to call the Delaware County Sheriff's Office at 740-833-2800 – they will provide periodic checks on your house. One quick phone call to the Sheriff's Office will help provide you with a little extra peace of mind while you're away. The patrol will be informed that you're away and will make additional passes down your street. But you can help too!



Here are some safety tips: While away, make your house look lived in (lights on timers, neighbors picking up mailers thrown in the yard or on your porch, etc.); Do not post, tweet, or share your travel plans on social media; Leave a spare key and emergency phone number with a trusted neighbor or friend; Stop your mail and newspaper delivery (or ask a trusted neighbor to retrieve); Remove garage door openers from any vehicles in your driveway or inside your garage; Lock garage entry doors; Trim shrubs/trees that are close to your home.

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 on a regular basis, 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 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. 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 to review a complete copy of your deed restrictions.

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 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 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, November 17, 2015 @ 7:00 p.m.

Orange Township Hall, Thompson Room
1680 E. Orange Road, Lewis Center, OH 43035

- 2016 Budget
- Overview of 2015



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