



Oak Creek Gazette

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

November 2009

2009 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

Tiffany Parsons
Secretary

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Our next annual meeting will be held on **Monday, November 23, 2009, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road (west of S. Old State).**

Purpose

- 2010 Budget
- Year In Review
- Open Discussion

Letter From Your Association's President

Dear Friends and Neighbors,

Have you noticed? The common areas have been given a face lift! Weren't the flowers in the beds beautiful this year? All the trees that outline our development were edged and mulched. Some trees were replaced; all were sprayed and fertilized. We were successful in getting Delaware County to re-grade and plant grass at the Northwest corner of E. Powell and S. Old State. Many posts, caps and rails have been replaced on the perimeter fence, and new community signs to announce our meetings were purchased. New street signs for Oak Creek Drive and E Powell Road have been ordered from Delaware County. We are also in the preliminary stages of updating the street signs posts within the development. If all goes as planned, the street sign posts will be wrapped in white vinyl with a cap, similar to the fence posts. As for the pesky muskrats that damage the fountains.....their days are numbered. The Association received permission to trap and remove them. So far we've caught 5! The ponds and fountains have needed a minimum of extra attention this year. (Hooray.) Deed restriction violations and complaints have been down this year; however, some required legal action. Finally, we have collected dues from all but 4 properties all of which have now been liened. (This is in addition to those previously liened for a total of 10). On behalf of all of us (Gloria, Bruce, Dave, Randy, Brian and Tiffany), we wish you and yours a...

*Happy Fall and
Happy Thanksgiving!*

- Gloria Gaskey

Respect Our Neighborhood

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

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- Backyard Conservation - Positive Impact to Our Environment - Page 3
- Overview of Deed Restriction Violations - Page 2 & 3

Treasurer's Update

Invoices for 2010 dues will be mailed in late January in the amount of \$150.00. Payment is due by February 15, 2010. 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 2010 dues upon receipt of your invoice in late January. Please contact your trustees or treasurer if you have any questions or concerns. Thank you.

Oak Creek Association Operating Budget 2010

	2010 Budget YTD
REVENUES:	
Dues & Other	\$56,070
EXPENSES	
Grounds Care	24,862
Fountain & Pond Maintenance	6,618
Administrative	9,225
Utilities	4,410
General Maintenance	2,000
Tree Care	4,488
Capital Projects	4,467
Total Expenses	56,070
NET	(\$0)

Neighborhood Garage Sale

Our Annual Neighborhood Garage Sale was held this year on June 12th & 13th. Thanks to Brian Clary, RE/MAX Associates Realty, for sponsoring the event again this year. Many of the neighbors who participated in the garage sale reported a good turnout and sales. Also, new this year was sharing advertising expenses with Oak Creek East which allowed us to place a larger ad. With the warmer weather, many of the neighborhood kids set up lemonade stands to make extra money. Good thinking, kids! The sale was from 9am - 4pm each day, and cost was only \$3.00 per home. See you next year!



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 to Dick Gladman, 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 is creating problems to surrounding residents, although it is a deed violation, it is also a Township violation. Notify us, but also write Dick Gladman, 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: If you do not have a copy of your deed restrictions, you can access them off our web site. 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 x124). If you have any questions, the trustees will gladly address or assist with your concerns. ***We do require that any complaints regarding deed restriction violations (1) provide the nature of the violation (2) provide the property address (3) be put in writing and mailed or e-mailed to us at the above addresses. Also, please include your name, address, and phone so we can contact you in a formal manner.*** Below are some Do's and Don'ts:

WHAT WE MUST DO AND WHAT WE CANNOT DO:

- MUST CUT YOUR GRASS AND CLEAN UP CLIPPINGS AFTERWARDS.
- MUST TREAT YOUR LAWN FOR WEEDS (CRABGRASS, DANDELIONS, CLOVER, ETC.)
- MUST MAINTAIN PLANTING BEDS. NO BEDS OVERGROWN WITH WEEDS AND NO PLANTINGS ALLOWED TO GROW OUT OF CONTROL.
- CANNOT HAVE CAMPER, TRAILER, BOAT, RV, OR COMMERCIAL VEHICLE 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 Thursday evenings after 6:00 p.m. for pick up on Fridays. 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 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, 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.)

We supply all new residents with a Welcome Letter to familiarize them with the deed restrictions.



By participating in **backyard conservation**, people feel good about positive contributions to the environment and get a better understanding of conservation on all land. Backyard Conservation is a multifaceted cooperative project by the Natural Resources Conservation Service, the Wildlife Habitat Council, and the National Association of Conservation Districts. For More Information and ideas on backyard conservation, please access: <http://www.delawareswcd.org/index.php/backyard-conservation>



Pets: We need to address the persistence of residents walking their dogs and allowing them to defecate in the area around the Pond on Cottonwood or in neighbor's yards. If you see a neighbor not cleaning up after their dog, please ask them to do so. Otherwise, we are faced with using Association Dues to hire a "Pet Butler" to clean up the dog stools. Any association resident can have a dog owner cited for trespassing if the dog does its business on that resident's property. Residents who clean-up after their pet are appreciated. Also be reminded that dogs must be on a leash.

Our Community Web site Keeping in touch with your **Oak Creek Homeowners' Association** just got a whole lot easier. Now you can access news and information, read previous newsletters and minutes from access deed restrictions and by-law documents, survey results, contact your trustees, plus much more! the Internet links found in this newsletter are available on our web site. All this and more is now available 24 hours a day, 7 days a week at www.oakcreekassociation.com.



IMPORTANT NOTICES

Annual Homeowners' Meeting

Monday, November 23, 2009 @ 7:00 p.m.

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

- 2010 Budget
- Overview of 2009



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