



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

Tiffany Parsons
Secretary

Next annual meeting will be held on **Monday, November 29, 2011, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road (west of S. Old State).**

Purpose

- 2012 Budget
- Year In Review
- Open Discussion

Dear Friends and Neighbors,

Have you noticed? The street signs have been given a face lift! We updated all of the street signs by wrapping them with white vinyl sleeves and caps. They are definitely more attractive and the sleeves eliminate most of the maintenance. Some trees were replaced; all were sprayed and fertilized. All the trees that outline our development will be edged and mulched in the Spring. We are also currently working with EMI (Environmental Management) regarding the Dupont insecticide that has killed approximately 40 of our trees. Unfortunately this will be a very long process.

The major project on the horizon is to get a study by the Delaware Sewer Maintenance Department (or who they recommend) and estimates on dredging 2 of the 3 ponds. If you have any suggestions for the maintenance of our community, please share them with us.

Deed restriction violations and complaints have been down this year. Unfortunately, some required legal action.

On behalf of all of us (Gloria, Bruce, Dave, Randy, Brian and Tiffany), we wish you and yours a Happy Fall and Happy Thanksgiving and a Short Winter!

- Gloria Gaskey

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

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Respect YOUR Neighborhood

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

TREASURER'S REPORT

Invoices for 2012 dues will be mailed in January in the amount of \$150.00.

Payment is due by February 15, 2012. 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 2012 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.

This year's **Annual Neighborhood Garage Sale** was held June 17th and 18th from 9am to 4pm each day. Once again, many of our neighbors participated and took advantage of our local advertising which was shared with several other local neighbors. Cost was only \$3.00 per home, and the fee was used to help offset advertising in local newspapers, plus the cost of signs. The Garage Sale is sponsored by your association.



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. 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.



Oak Creek Association Operating Budget 2011

	2012 Budget YTD
REVENUES:	
Dues & Other	\$57,000
EXPENSES	
Landscaping	32,400
Fountains	6,700
Generals & Administrative - (legal, insurance, supplies, postage, etc.)	12,400
Utilities	5,500
Total Expenses	57,000
NET	(\$0)

Delaware County Drainage Maintenance Program

The Oak Creek Association sent out a Delaware County Ditch Petition with your Association due's earlier this year. As a property owners in Oak Creek, you were asked to indicate whether you were in favor or not in favor of the neighborhood becoming part of the maintenance program. We received petitions which have been submitted to the Delaware County Engineer. Updates will be posted on our website.

Overview: The cost to repair our existing drainage system, to include basins (retention and detention), storm sewers, curb inlets, manholes, open ditches, swales, and floodways, could run thousands to tens of thousands of dollars and could be bourn by individual homeowners as well as all. Costs are paid for by lot owners through an assessment procedure. Assessments are collected in conjunction with property taxes as a special assessment, and are paid to the County Treasurer. A separate account is created for each subdivision, and the money collected is dedicated for use only within the subdivision area from which it was collected. The drainage maintenance assessment can be compared to insurance. Maintenance will keep storm water systems functioning at their designed level, and, should a failure occur, repairs can be made. All maintenance projects are reviewed every six years by the County. This review is done at an open meeting and public comments are welcomed. Additional information about this program is available at delawareswcd.org. Again, results will be posted on oakcreekassociation.com.

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.
- 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.
- 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 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

Monday, November 29, 2011 @ 7:00 p.m.
Orange Township Hall
1680 E. Orange Road, Lewis Center, OH 43035

- 2012 Budget
- Overview of 2011



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