

OAK CREEK GAZETTE



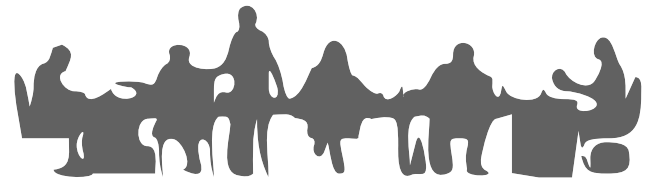
ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Next annual meeting will be held on **Saturday, November 18, 2017, at 10:00AM, Orange Township Hall, 1680 E. Orange Road** (west of S. Old State), Thompson Room.

Purpose

- 2018 Budget
- Year In Review
- Open Discussion



2017 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
740-548-5257

Randy Green
Treasurer
740-548-0319

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

Also In This Issue...

- Operating Budget for 2018
- S. Old State Update
- Neighborhood Speeding



Join Us!
Oak Creek of
Lewis Center

Letter From Your Association's President

Dear Friends and Neighbors,

Another Year has flown by!. Because of the S. Old State construction, no new projects were undertaken. We had planned to replace the sprinkler system along the north side of E. Powell Road, between Oak Creek Drive and Sedona Drive. It was postponed because after the multi-purpose path was completed a drainage problem was encountered at Oak Creek Drive. We are working with Orange Township to have this corrected before we move forward with the replacement of the sprinkler system. Additionally, we incurred fewer expenses than anticipated, Hence, we were able to keep our expenses under budget. Projects for 2018 will continue to be kept to a minimum because of the construction.

We focused our attention on Safety in 2017, especially the safety of our children (See the article by Nelson Katz on Flashing School Zone Signs.) We heard your concerns about speeding in the neighborhood and theft/vandalism issues. We have engaged the proper authorities for their ideas and assistance in controlling the problems. Even though we have been successful in securing additional police patrols, here are a few things you can do especially with the Holiday's fast approaching:

1. Lock your house and car doors.
2. Keep cars in the garage.
3. Do not leave valuables in sight (house or car).
4. Keep your garage door closed.
5. Turn on your outdoor porch and coach lights and leave them on all night.

Letter From Your Association President, continued from page 1

6. Shred your bills, checks, and other papers that contain personal identification.
7. Never give your social security number over the phone to anyone.

Finally, we would like to ask your continued cooperation in not putting out your trash until the night before trash collection (Thursdays)* and removing receptacles from sight by 7 p.m. on collection day (Fridays)*. Keep the receptacles in your garage or hidden from view by bushes, shrubs, or fencing.

On behalf of all of us, Gloria, Nelson, Ed, Randy, and Brian, we thank you for your support and sincerely wish you and yours a

Happy Fall and Happy Thanksgiving!

Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2018 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 2018 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 2018

	2018 Budget YTD
REVENUES:	
Dues & Other	\$ 59,000
EXPENSES	
Landscaping	23,550
Retention Areas	8,500
Administrative - (insurance, supplies, postage, etc.)	7,550
Insurance	2,350
Utilities	5,350
General Maintenance	4,700
	<hr/>
Total Expenses	60,500
NET	(\$ 1,500)



When the Snow Falls



With Winter fast approaching, please be reminded that when it snows:

- Do NOT park your vehicles in the street so that the snow plows can clear all of our streets.
- Shovel your sidewalks.
- The snow must be removed from the road in front of your mail box or you will not get mail delivery.

Flashing 20 MPH Speed Limit Signs for Oak Creek Drive

by Nelson Katz

Based on the complaints of speeding on Oak Creek Drive, which residents raised at our March 24, 2016 Homeowners Meeting, your Association did the following:

1. Had the School Zone Speed Limit Street Paintings on Oak Creek Drive redone
2. Had School Zone Speed Limit Street Paintings done on Payson and Juniper Drive
3. Had the Delaware County Sheriff's Office conduct a Speed Study on Oak Creek Drive, the analysis of which showed unacceptable levels of speeding, especially during school hours
4. Contracted with the Delaware County Sheriff's Office for Special Duty Deputies on various days and times throughout the year
5. Got the Olentangy Local School District to agree to purchase Flashing 20 MPH Speed Limit Signs for the perimeters of the School Zone on Oak Creek Drive
6. Got Orange Township to agree to erect and maintain the signs

But then, we hit a snag; the Delaware County Engineer's Office did not recommend installation of the signs because they said the adjacent speed limit, 25 MPH on Oak Creek Drive, did not warrant such signs. We disagreed and needed to have the Orange Township Trustees override the Engineer's Recommendation; otherwise, these signs would not be erected.

Our main argument of course, was that the 25 MPH Speed Limit on Oak Creek Drive was not being observed, therefore negating the Engineer's Argument. We subsequently had ourselves placed on the Orange Township Trustees Regular Meeting Agenda for October 23rd. At the meeting, we successfully argued our points. As a result, the trustees agreed that we have an exceptional condition with Oak Creek Elementary School on Oak Creek Drive and that they should take up the School Board on their offer to purchase Flashing 20 MPH Speed Limit Signs for the School Zone on Oak Creek Drive and that the signs should be installed and maintained by Orange Township.

The Widening of S. Old State

The Construction Has Begun! Association fencing, trees, monuments, and the larger South Pond have been impacted. As part of the construction, the county has plans to continue the bike path from Little Bear south along S. Old State to Polaris and to install trees along S. Old State, from Little Bear to Candlelight. The trees will be groupings of Tilia Cordata, Pin Oak, and Red Oak. They will be planted between the curb and bike path. We will be responsible to reinstall our white, split rail fence. Removed trees will not be replaced until the construction is complete and planned landscaping is installed. Construction is now anticipated to be completed by July, 2018.

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 events and activities are scheduled in Orange Township? Looking for something to do? Want to know more about the history of Orange Township, trails, parks, festivals, and more? Access www.OrangeCelebration.com



Our Association Web Site - Keeping in touch with your **NEW Oak Creek Homeowners' Association** website, and up-to-date on neighborhood happenings just a click away on your computer or phone. The website is now compatible with all devices! 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

Saturday, November 18, 2017 @ 10:00AM

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

- 2018 Budget
- Overview of 2017



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