

# OAK CREEK GAZETTE



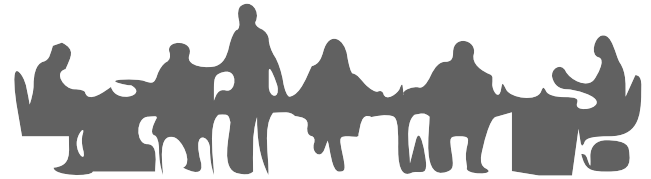
**ANNOUNCING . . .**

## **Oak Creek Association Homeowners Meeting**

**NEW LOCATION!** Next annual meeting will be held on **Tuesday, November 13, 2018, from 7:00PM - 8:00PM, Community Room, North Orange Park, 7560 Gooding Blvd.** (North Orange Swimming Pool.)

### **Purpose**

- 2019 Budget
- Year In Review
- Open Discussion



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

Dear Friends and Neighbors,

2018 has been a relatively quiet year for our community. Because there were no new projects and fewer unexpected expenses, we were able to keep our expenses within budget. Therefore, the annual assessment will remain \$150.00 for 2019. With the widening of S. Old State coming to an end, we are planning improvements for 2019. Time permitting, the entry way beds at S. Old State and E. Powell will be updated, the perimeter fencing replaced, and improvements to the ponds are anticipated. As plans are developed, updates will be available on the website and the Spring Newsletter.

We were successful in getting flashing 20 mph school zone signs installed on Oak Creek Drive for the protection of students attending Oak Creek Elementary. This should reduce speeding during school hours.

As safety continues to be a focus, we continue to engage proper authorities for their ideas and assistance in controlling any problems. Even with added police patrols in our development during peak seasons for speeding and theft/vandalism, there are things we all can do especially with the Holidays approaching:

1. Lock your house and car doors
2. Keep your cars in the garage
3. Keep your garage door closed
4. Do not leave valuables in sight (in vehicles and house)
5. Turn on your porch and coach lights and leave them on all night
6. Shred your bills, checks, and other papers with personal identification
7. Never give your social security to anyone over the phone.

Last but not least, a special note of thanks to Ed Zirkle for his service to our community as a Trustee. We had to say goodbye to Ed recently since he moved. And we warmly welcome Rosalind Katz as our new Trustee. Rosalind resides on Juniper Drive. She has and continues to serve the community as an Election Poll worker and is very active in church activities. She loves flowers as evidenced by her yard.

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

### **2018 Trustees and Officers**

Gloria Gaskey  
Chairman & President  
614-846-0717

Nelson Katz  
Trustee  
Vice President at Large

Rosalind Katz  
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 2019
- S. Old State Update
- Top Deed Restriction Violations



**Join Us!**  
**Oak Creek of  
Lewis Center**

**Happy Fall and Happy Thanksgiving!**

## Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2019 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 2019 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 2019

	2018 Budget YTD
<b>REVENUES:</b>	
Dues & Other	\$ 61,400
<b>EXPENSES</b>	
Landscaping	24,000
Retention Areas	7,600
Administrative - (insurance, supplies, postage, etc.)	8,150
Traffic Enforcement	8,800
Insurance	2,600
Utilities	5,740
General Maintenance	3,700
<b>Total Expenses</b>	<u>60,590</u>
<b>NET</b>	<u><u>\$ 810</u></u>

## The Widening of S. Old State

Almost Done—YEAH. Can't wait until spring when they put on the finishing touches—the grass; the trees! Do check our website for other road construction updates that affect us.

### Keep "Oak Creek" Beautiful

An increase in the amount of trash and plastic has been noticed laying in our yards, easements, and street curb areas. It is important that we are vigilant in picking up unwanted advertisements and newspapers that are thrown onto our driveways, in picking up trash that sometimes finds its way to our yards, and, if it is evident, complain to Rumpke and the township about any trash being left in our yards that fall off the garbage trucks.

### Dogs

We understand that our pets are family members. However, for the safety of young children (who may be scared of your baby), of the elderly who could also be knocked down, or other small pets, please keep your dog on a leash when you walk it in the neighborhood. Also, we continue to get complaints about dog feces in yards or sidewalks, so please clean up after your dog.

### 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 them.
- Shovel your sidewalks.
- The snow must be removed from the road in front of your mail box or you will not get mail delivery.

# Deed Restrictions

## Top 3 Areas of Greatest Complaints

### 1. Trash Storage and Pickup

Trash is not to be set out until the night before pick up. That would generally be Friday. So trash should not be set out prior to Thursday Evening. When there is a holiday, trash pickup is delayed for 1 business day. Furthermore, trash cans and trash bins need to be kept out of public view; therefore, they cannot remain in the driveway or next to your house unless they are hidden by an enclosure. Trash is NOT to be put on the sidewalks. Trash cans and trash bins should be promptly removed and stored out of public sight as soon after trash pickup as possible. 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. Please reference Limited Warranty Deed Article I, J: WASTE DISPOSAL

*... "trash, garbage or other waste... shall be kept out of view of the general public from the street and abutting properties."*

### 2. Commercial Vehicles

Campers, trailers, boats, RV's and commercial vehicles are not permitted to be left in the driveway or on the street more than 24 hours in any 30 day period. We have seen this far too often. In addition, we have had complaints about vehicles being parked on front lawns. If you want to avoid receiving a Violation Letter from the Association and the accompanying fines, please comply with Limited Warranty Deed, Article I, N: BOAT, TRAILER AND VEHICLE PARKING AND STORAGE

*"No truck, trailer, boat, camper, recreational vehicle or commercial vehicle shall be parked or stored in front of or on any lot unless it is in a garage or other vehicle enclosure out of view from the street and abutting properties. The vehicle may not remain on the property for more than twenty-four (24) hours in any period of thirty (30) days."*

### 3. Lawncare

Finally, we have noticed too many lawns not being properly maintained. We must take care of our lawns and yards. That means:

- Mowing the grass and cleaning up clippings at a minimum of every 7- 10 days during the growing season
- Fertilizing and treating your lawn and beds for weeds
- Trimming bushes and maintaining plant beds

Please reference Limited Warranty Deed Article I, E: BUILDING LOCATION

*"...no weeds, underbrush or other unsightly growths shall be permitted to grow or remain anywhere on said lots and no unsightly object shall be allowed to be placed or suffered to remain anywhere thereon."*

By following these simple rules, we can keep our community a desirable place to live and keep our property values up, which is something we all want to do! For all of the Deed Restrictions, please refer to the documents provided on our website: [www.oakcreekassociation.com](http://www.oakcreekassociation.com)

### 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](http://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](http://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? Visit [www.OrangeCelebration.com](http://www.OrangeCelebration.com)



**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 13, 2018 @ 7:00PM  
Community Room, North Orange Park,  
7560 Gooding Blvd, Lewis Center, OH 43035

- 2019 Budget
- Overview of 2018



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