



# OAK CREEK GAZETTE

**ANNOUNCING . . .**

## Oak Creek Association Homeowners Meeting

Next annual meeting will be held on **Tuesday, April 2, 2019, at 7:00 p.m., Thompson Room at Orange Township Hall, 1680 E. Orange Road** (west of S. Old State).

### Purpose

- Election of Trustees
- Presentations and Open Discussions
- Ballot Results



### 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  
[www.oakcreekassociation.com](http://www.oakcreekassociation.com)

### Election of Trustees

The Association is required to have an annual meeting for the election of trustees. There must be 3 trustees. Although your current trustees are going to run for the 2019-2020 term, any interested homeowner is eligible to be a candidate. If you have a desire to help maintain our community and are able to make the time commitment, please consider contacting us about being on the ballot or volunteering to help with some administrative projects. The time commitment for a non-officer trustee is about 4 hours a month. A trustee who also assumes an officer position has a time commitment approaching 8 to 12 hours a month. To be included on the printed ballot, nominations must be received by March 29, 2019, at P. O. Box 626, Lewis Center, OH 43035 or by email. The term is for one year from 4/1/19 to 3/31/20. There is no monetary compensation for the position of Trustee. There is a modest compensation for association officers. As of the mailing of this newsletter, the candidates are as follows:

**Gloria Gaskey** - Current President (9 years) and Trustee (13 years between 2003 and 2019); Vice President of Inter-State Heritage Agency, an insurance agency; Resident since 1997.

**Nelson Katz** - Current Trustee and Vice President (6 years); Former Orange Township Trustee from 2008-2011; Software Engineer for 36+ years; Resident since 2000.

**Rosalind Katz** - Current Trustee and Vice President since August, 2018, when Ed Zirkle resigned. She retired from Lucent Technologies after a tenure of 30+ years, and she has and continues to serve our community as an Election Poll worker. Rosalind has been a resident since 2000.

### Inside This Issue...

- Upcoming Multi-Neighborhood Garage Sale - Page 2
- Capital Improvements - Page 3
- Speeding, Trash Storage/Pickup, Parking, Dogs, Lawn Care - Page 4 & 5
- Treasurer's Update, plus much more!

**Respect Our Neighborhood  
and Help Keep It Beautiful**

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

**Thank you!**

## Annual Multi-Neighborhood Garage Sale



The dates for this year's Annual Multi-Neighborhood Garage Sale are Friday, June 7th and Saturday, June 8th, 9am – 4pm each day. Participation is free! There will be at least 5 other neighboring homeowners' associations participating on the same dates...probably more. This would be a great weekend to dig out items you no longer need and sell them for some extra cash! Toys, clothes, records, tapes, videos, cd's, furniture, baby clothes, electronics, household items, small kitchen appliances, dishes, tools, office supplies, jewelry, glassware – there's no telling what buyers are looking for!

This year's Garage Sale is sponsored by participating HOA's and Kullberg Designs. Thanks Bruce!

## TREASURER'S REPORT

Invoices for the 2019 dues were mailed in January and were due by January 31, 2019. The annual dues remain \$150 and the amount has not increased since 2010. Our budget for 2019 is approximately \$60,000 for maintenance of the common areas and other Association expenses for 2019. Thank you for paying your dues promptly.

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. If you have not already done so, please pay instantly by credit card or e-check by accessing our web site, then clicking on the Paypal logo on our homepage at [www.oakcreekassociation.com](http://www.oakcreekassociation.com) OR make your check in the amount of \$150.00, payable to Oak Creek Association, Inc. and mail to Oak Creek Association, Inc., PO Box 626, Lewis Center, OH 43035.

## 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](http://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.

*Continued on next page...*

## QUICK GUIDE TO WHAT WE MUST DO AND WHAT WE CANNOT DO

- 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.
- 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.




---

### 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 the 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 pavement, again, contact the Sheriff.
- **Business out of the Home:** If a resident is conducting a business out of their home and create problems to surrounding residents, although it is a deed violation, it is also a Township violation. Notify us, but also write 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.

---

## Capital Improvements



With the construction on S. Old State coming to a close, we are planning to repair, replace and update the perimeter landscape. Projects under consideration include replacing the fencing, replacing the 2 entranceway beds at S. Old State and E. Powell, installing rip rap around the ponds, edging and mulching of the trees in the cul-de-sacs and along north and south sides of E. Powell, replacing sprinkler systems at S. Old State and if needed, at Oakcreek Drive (to be determined after the Township corrects the grading), fountain and light replacement as needed, and power washing all of the entranceway monuments and repainting the lettering. VERY AMBITIOUS...but we are very anxious to reclaim our community.

## SPEEDING AND SAFETY WITHIN THE NEIGHBORHOOD

Oak Creek Association has taken steps to address speeding issues and safety concerns throughout our Subdivision since our last Homeowners' Meeting:

- The Olentangy Local School District purchased and Orange Township installed and will maintain flashing 20 mph speed limit signs for the front and back entrances to Oak Creek Elementary School. Two signs were placed on Westwood Drive and two on Oak Creek Drive.



- We are among several communities in Delaware County engaging Special Duty Deputies to monitor our neighborhoods for speed and unusual activities. Special Duty Deputies are a visible presence on various days and times from May through September and from Thanksgiving to New Years. (This schedule has been in effect since 2017.)

### Trash Storage and Pickup

Just a friendly reminder that 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 hidden by shrubs or fencing). 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."*

We respectfully ask that you remove any trash can(s)/bin(s) from your driveway and public view, including the side of your house.

### Parking

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. Also, vehicles cannot be parked on front lawns and in yards. 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"*

*Parking (continued on next page)*

*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.”*

## Dogs

We understand that our pets are family members. However, for the safety of young children (who may be scared by your pet), 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. And please, please, please, clean up after your dog!



## Lawn Care

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 should all want to do!

## 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 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.mysourcepoint.org](http://www.mysourcepoint.org)
- **Discover events and activities in Orange Township** at [OrangeCelebration.com](http://OrangeCelebration.com)



**Your 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. From special HOA announcements to local news, previous newsletters, minutes from meetings, legal documents, or contact a trustee, access us at [www.oakcreekassociation.com](http://www.oakcreekassociation.com) anytime! Also join us on Facebook - go to FB and type: Oak Creek of Lewis Center in the search bar, select us and ask to join our group.



# IMPORTANT NOTICES

- Annual Homeowners' Meeting

Tuesday, April 2, 2019 @ 7:00 p.m.  
Thompson Room, Orange Township Hall  
1680 E. Orange Road,  
Lewis Center, OH 43035

- Election of Trustees



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