



# OAK CREEK GAZETTE

**ANNOUNCING . . .**

## **Oak Creek Association Homeowners Meeting**

Next annual meeting will be held on **Tuesday, November 19, 2013, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road** (west of S. Old State).

### **2013 Trustees and Officers**

Gloria Gaskey  
Chairman & President  
(614) 846-0717

David Cherry  
Trustee  
Vice-President,  
Administration  
(614) 839-6562

Nelson Katz  
Trustee

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*

### **Purpose**

- 2014 Budget
- Year In Review
- Open Discussion

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

Dear Friends and Neighbors,

2013 has been a good year for our community. We added one fountain in the south pond. Five of the 7 flower beds at our entranceways were updated. The remaining two beds will be updated after the widening of S. Old State is completed. The perimeter trees in the maintenance easements were edged and mulched. In 2014, improvements will be on a smaller scale because of the planned widening of S. Old State. We will be in negotiations with Delaware Engineers because of the land they plan to take or damage during the construction. Along S. Old State, Association fencing, trees, monuments and the larger South Pond will be impacted. Pictures of the plans will be available at the meeting and on line shortly thereafter. If you are individually contacted, please let us know. Many of you may have noticed that several trees have died and have not been removed or if removed, not replaced. The trees were affected by a chemical called Imprelis supplied by Dupont. We reached settlement on about 28 trees which have been removed. There is a secondary claim to remove and replace another 100 trees that have not responded to treatment. We expect final settlement by Spring 2014. We plan to replace trees in the common areas and maintenance easements as space and design warrant.

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- Helpful Resources - Page 3

#### **Respect Our Neighborhood**

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

## Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2014 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 2014 dues upon receipt of your invoice. Please contact your trustees or treasurer if you have any questions or concerns. Thank you.

### Oak Creek Association Operating Budget 2014

	2014 Budget YTD
<b>REVENUES:</b>	
Dues & Other	\$56,970
<b>EXPENSES</b>	
Landscaping	29,728
Retention Areas	6,918
Administrative - (legal, insurance, supplies, postage, etc.)	6,254
Tree Care	5,660
Utilities	4,410
General Maintenance	4,000
<b>Total Expenses</b>	<b>56,070</b>
<b>NET</b>	<b>(\$0)</b>

Please access our web site for a complete line by line overview of the budget.

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Also this year, we took on City Hall (Columbus). As a community, we came together, made calls, wrote letters and emails, went to meetings, etc., in an attempt to make a difference with respect to the planned Schottenstein apartment development to be located south of The Retreat on S. Old State. Although we were not successful in stopping the development, we gave it all we had, and we should all be proud of our friends and neighbors and those efforts.

Finally, I'd personally like to take a moment to thank all of you for your support, cooperation, and compliance with all the Association Warranty Deeds and practices keeping our yards manicured and free of weeds, free of recreational and commercial vehicles, boats, trailers, undriveable vehicles, and trash cans. (See Page 3 for more.)

On behalf of all of us (Gloria, Nelson, Dave, Randy and Brian), we wish you and yours a

***Happy Fall and  
Happy Thanksgiving!***

*- Gloria Gaskey*

# 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 on a regular basis, 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.
- **NO 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. It must be maintained.
- 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](http://www.oakcreekassociation.com) to review a complete copy 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](http://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](http://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](http://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](http://www.oakcreekassociation.com).

# IMPORTANT NOTICES

- Annual Homeowners' Meeting

Tuesday, November 19, 2013 @ 7:00 p.m.

Orange Township Hall

1680 E. Orange Road, Lewis Center, OH 43035

- 2014 Budget
- Overview of 2013



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