

# OAK CREEK GAZETTE



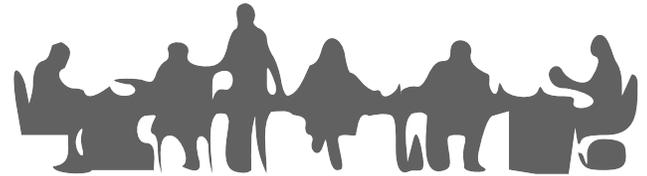
**ANNOUNCING . . .**

## **Oak Creek Association Homeowners Meeting**

Next annual meeting will be held on **Thursday, November 20, 2014, at 7:00PM - 9:00PM, Orange Township Hall, 1680 E. Orange Road (west of S. Old State), Thompson Room.**

### **Purpose**

- 2015 Budget
- Year In Review
- Open Discussion



### **2014 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*

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

Dear Friends and Neighbors,

2014 has been a smooth and unremarkable year for our community. Because there were fewer projects and fewer unexpected expenses, we were able to keep our expenses below budget. We did, however, replace lights for one fountain. Future projects will be kept to a minimum because of the impending widening of S. Old State. In 2015, however, Association plans include having the trees in the common space edged and mulched. We want to complete the replacement of trees that have died and been removed due to the Imprelis claim. We are also in the process of getting quotes for the replacement of the sprinkler system on the north side of Powell Road once the multi-purpose trail has been completed.

With respect to the 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 so we can coordinate our efforts and be sure that everyone's interest is represented.

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, undrivable vehicles, and trash cans.

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

**Happy Fall and Happy Thanksgiving!**

#### **Also In This Issue...**

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## Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2015 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.

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

### Oak Creek Association Operating Budget 2015

	2015 Budget YTD
<b>REVENUES:</b>	
Dues & Other	\$ 56,280
<b>EXPENSES</b>	
Landscaping	22,100
Retention Areas	6,250
Administrative - (insurance, supplies, postage, etc.)	6,940
Tree Care	10,380
Utilities	6,250
General Maintenance	2,680
Legal	7,550
Foreclosure	6,000
Fountain	4,000
Sprinkler	8,000
Trees	5,000
<b>Total Expenses</b>	<b>79,190</b>
<b>NET</b>	<b>(-22,910)*</b>

\*Improvements paid from Imprelis Settlement.

## THE POWELL ROAD TRAIL

Construction of the Powell Road portion of the multi-purpose trail will begin the early part of week ending 11/08/14 even though the South Old State road widening will not begin until late 2015 or even 2016. We were informed by Orange Township Maintenance & Parks Director, Beth Hugh the following: "The Powell Road Trail should begin early next week (11/3-11/8). There will be surveyors staking and marking out the trail alignment. Excavation will begin around November 10th, with drainage and storm structure work scheduled around November 17th. The trail base, with stone, will be started towards the end of the month with paving expected around December 1st.

The project includes a ten foot wide multi-use trail on the north side of Powell Road. All construction will take place within the right-of-way for Powell Road. The existing white fence will not be disturbed. The trail project work consists of excavation, stone, asphalt, sidewalk extensions, ADA curb cuts, storm piping, drainage, signage and seeding. Since the project is ending late in the season we will straw the area. Seeding will take place in early Spring. We (the Township) will ensure that grass is re-established as part of the project."

Construction will be stopping short of the corner at East Powell and S. Old State Road, where the two trails will actually connect after the widening of S. Old State.

# 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 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. 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

Thursday, November 20, 2014 @ 7:00 p.m.

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

- 2015 Budget
- Overview of 2014



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