

# OAK CREEK GAZETTE



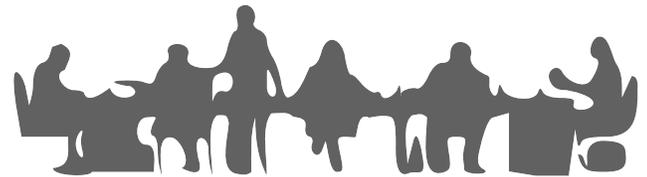
**ANNOUNCING . . .**

## **Oak Creek Association Homeowners Meeting**

Next annual meeting will be held on **Tuesday, November 22, 2016, at 7:00PM - 9:00PM, Orange Township Hall, 1680 E. Orange Road** (west of S. Old State), Thompson Room.

### **Purpose**

- 2017 Budget
- Year In Review
- Open Discussion



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

Dear Friends and Neighbors,

2016 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. Future projects will continue to be kept to a minimum because of the impending widening of S. Old State. However, in 2017, we will replace the sprinkler system on the north side of E. Powell between Oak Creek Drive and Sedona Drive and replace the light fixtures in the entranceway beds.

We were successful in getting the painting of school zone signs on the streets around Oak Creek Elementary. Hopefully this will help speeding during school hours. (See article by Nelson Katz on Speeding.) We are also suggesting that flashing school zone lights be installed.

We have received a couple inquiries about street lights. As you may recall we have looked into this before, but ran into township restrictions which prohibited them. Recently, however, Ed Zirkle has been making inquiries into solar lights which may be acceptable to residents and the township; and on the surface seem to be more economical. He is in the process of securing a sample to see the size, the pole, and the amount of light it would generate. We have to keep in mind that Ohio is known for its high number of gray days; so we would want to be sure the lighting would be adequate. We may still have to get easements from affected residents to have a light pole put on their property and would have to go through the zoning process with the Township.

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!**

### **2016 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 2017
- S. Old State Update
- Neighborhood Speeding



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

## Treasurer's Report

Based on expenses, the Annual Assessment for calendar year 2017 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 2017 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 2017

	2016 Budget YTD
<b>REVENUES:</b>	
Dues & Other	\$ 58,570
<b>EXPENSES</b>	
Landscaping	23,550
Retention Areas	
Administrative - (insurance, supplies, postage, etc.)	12,700
Insurance	2,350
Utilities	5,200
General Maintenance	4,400
Fountain	2,500
Trees	9,250
<b>Total Expenses</b>	<b>59,950</b>
<b>NET</b>	<b>(\$ 1,380)</b>

## The Widening of S. Old State

Negotiations with the Delaware County Engineers is complete. Association fencing, trees, monuments, and the larger South Pond will be 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 Cordatal, 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 installed. Construction is now anticipated to begin mid-December, 2016 (in just a few weeks). The first thing that we will notice is that the county will remove the existing trees and fencing from Little Bear to the Veterinary. Then the utilities will be relocated. Work on the roadway will not begin until Spring, 2017. All work is to be completed by July, 2018. Stay tuned.

### **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 falls off the garbage trucks.

## Speeding in the Neighborhood

After receiving complaints about speeding along Oak Creek Drive, especially during school hours, we have been investigating the situation and would like to give you an update. We met with the Delaware County Sheriff's Office on May 5<sup>th</sup>. As a result of scheduling that meeting, the Sheriff conducted a speed study in the affected area. We received those results on August 24<sup>th</sup>, and we are in the process of analyzing them, so we can arrive at a proper solution. According to the Sheriff, if there is objective proof of excessive speeding in the area, the best solution is always going to be enforcement, which would mostly be at the Association's expense. However, there are other solutions we may explore, including 1-2 permanent flashing speed limit signs (separate from flashing school zone signs).

In the meantime, we asked Orange Township to repaint the school zone street markings that were already in the street. Since then, the township has, in fact, crack sealed and contracted for painting, of all the school zone street markings throughout the township. In our neighborhood, that included: Oak Creek (2), Payson and Juniper Drive. Not only were all the current school zone street markings repainted, but the side streets feeding into the school zone streets also had markings painted on them.

We currently have another meeting scheduled with the Delaware County Sheriff's Office for a more in-depth analysis of the speed study. We are also in the process of obtaining firm pricing for 1-2 permanent flashing speed limit signs, should we decide to go in that direction.

Speeding continues to be a problem throughout our development. **Please slow down!** There are children at stake. Let's keep our neighborhood one of the safest in Delaware County!

## Dogs

We understand that Spike, Pumpkin, Fido, Lola, etc. 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 their 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 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.

## 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? Access [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 22, 2016 @ 7:00 p.m.

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

- 2017 Budget
- Overview of 2016



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