



Oak Creek Gazette

Oak Creek Association, Inc.
PO Box 626, Lewis Center, OH 43035-9626
www.oakcreekassociation.com

November 2010

2010 Trustees and Officers

Gloria Gaskey
Chairman & President
(614) 846-0717

Bruce Kullberg
Trustee
Vice-Chairman,
Communications
(740) 548-3080

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

Brian Steyer
Vice-President, Operations
(740) 548-5257

Randy Green
Treasurer
(740) 548-0319

Tiffany Parsons
Secretary

ANNOUNCING . . .

Oak Creek Association Homeowners Meeting

Our next annual meeting will be held on **Monday, November 29, 2010, at 7:00 p.m., Orange Township Hall, 1680 E. Orange Road (west of S. Old State).**

Purpose

- 2011 Budget
- Year In Review
- Open Discussion

Letter From Your Association's President

Dear Friends and Neighbors,

2010 has been a relatively smooth year—Fewer projects and fewer unexpected expenses. Signs were posted around the ponds stating Residents Only catch and release fishing, no swimming, no skating. Block Watch signs have been posted at each entrance of the development and in the cul-de-sacs stating that suspicious activity would be reported. Additionally, white vinyl sleeves and caps have been purchased to cover the street signs. The installation will begin yet this year. The only new project on the horizon is to address the Delaware County Drainage Maintenance Program. Please see the details presented in this newsletter. We plan to include a ballot with the 2011 Dues Notice in January for each owner to complete and return indicating their desire to be enrolled in the program. It affects everyone. We are all in or out. Delaware County only needs one resident to begin the process. However, it is preferred that a majority of residents should agree before the trustees support going forward. We have been quoted a county assessment of approximately \$100 per lot owner per year to be collected with the property taxes. When you get your ballot, please respond as soon as possible.

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

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

- Gloria Gaskey

Respect Our Neighborhood

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

Also In This Issue...

- Operating Budget for 2011 - Page 2
- Delaware County Drainage Maintenance Program - Page 2
- Neighborhood Happenings - Page 3
- Helpful Resources - Page 3

Treasurer's Report

Invoices for 2011 dues will be mailed in late January in the amount of \$150.00.

Payment is due by February 15, 2011. Payment can be made by check, cash, money order or via the Internet through Paypal, which is accessible via our website @ 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 2011 dues upon receipt of your invoice in late January. Please contact your trustees or treasurer if you have any questions or concerns. Thank you.

Oak Creek Association Operating Budget 2011

	2011 Budget YTD
REVENUES:	
Dues & Other	\$56,970
EXPENSES	
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
Total Expenses	56,070
NET	(\$0)

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

Delaware County Drainage Maintenance Program

The Drainage Maintenance Program is a cooperative effort between the Delaware County Engineer, Delaware Soil & Water Conservation District, and the Delaware County Commissioners. In Delaware County, drainage improvements include open ditches, subsurface tile mains, surface drains, and subdivision storm water systems. When our Development was built, the Maintenance Program did not exist. However, as of July 1, 1998, all newly constructed subdivision storm water systems in Delaware County were required to be placed on the County Drainage Maintenance Program. Therefore, we are one of the only subdivisions in Orange Township not currently included in the program. Without the program, the cost to repair of our existing drainage system, to include basins (retention and detention), storm sewers, curb inlets, manholes, open ditches, swales, and floodways, could run thousands to tens of thousands of dollars and could be bourn by individual homeowners as well as all.

Costs are paid for by lot owners through an assessment procedure. Assessments are collected in conjunction with property taxes as a special assessment, and are paid to the County Treasurer. A separate account is created for each subdivision, and the money collected is dedicated for use only within the subdivision area from which it was collected.

Once enrolled in the Maintenance Program, the assessment NEVER stops being collected except that there is a cap on the amount of funds that can be held as an unencumbered balance. Once that amount is reached, the assessment is suspended until the balance falls below the cap at which time the assessment resumes. As an example, if the unencumbered balance cap was \$100,000, and \$100,000 had been collected from our development, the County could not collect any more money unless or until a repair was done which would reduce that balance and the collection of the assessment would resume.

The drainage maintenance assessment can be compared to insurance. Maintenance will keep storm water systems functioning at their designed level, and, should a failure occur, repairs can be made. To this end the program would provide for annual inspections, minor to major structural repairs, replacements when needed, erosion control, logjam/obstruction removal, and spraying of brush and cattails.

There is a drainage easement for maintenance activities. The size of the easement is determined by the County Engineer, approved by the Delaware County Commissioners, and is part of your deed.

All maintenance projects are reviewed every six years by the County. This review is done at an open meeting and public comments are welcomed. Additional information about this program is available at <http://www.delawareswcd.org> Please review before you receive your ballot in January.

Deed Restrictions: If you do not have a copy of your deed restrictions, you can access them off our web site. 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 x124). If you have any questions, the trustees will gladly address or assist with your concerns. ***We do require that any complaints regarding deed restriction violations (1) provide the nature of the violation (2) provide the property address (3) be put in writing and mailed or e-mailed to us at the above addresses. Also, please include your name, address, and phone so we can contact you in a formal manner.*** Below are some Do's and Don'ts:

WHAT WE MUST DO AND WHAT WE CANNOT DO:

- MUST CUT YOUR GRASS AND CLEAN UP CLIPPINGS AFTERWARDS.
- MUST TREAT YOUR LAWN FOR WEEDS (CRABGRASS, DANDELIONS, CLOVER, ETC.)
- MUST MAINTAIN PLANTING BEDS. NO BEDS OVERGROWN WITH WEEDS AND NO PLANTINGS ALLOWED TO GROW OUT OF CONTROL.
- CANNOT HAVE CAMPER, TRAILERS, BOATS, RV, OR COMMERCIAL VEHICLE 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 Thursday evenings after 6:00 p.m. for pick up on Fridays. 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 SPECIFIC 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, 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 for a complete overview of your Deed Restrictions.

Neighborhood Garage Sale - Our Annual Neighborhood Garage Sale was held this year on June 18th & 19th. Thanks to Brian Clary, RE/MAX Associates Realty, for sponsoring the event. Many of our neighbors reported a good turnout. Also, new this year was sharing advertising expenses with Oak Creek East and Summerfield Village associations making it possible to place a larger ad. The sale was held from 9am - 4pm each day, and cost was only \$3.00 per home. See you next year!

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
- 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
- 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.

Pets: We need to address the persistence of residents walking their dogs and allowing them to defecate in the area around the Pond on Cottonwood or in neighbor's yards. If you see a neighbor not cleaning up after their dog, please ask them to do so. Otherwise, we are faced with using Association Dues to hire a "Pet Butler" to clean up the dog stools. Any association resident can have a dog owner cited for trespassing if the dog does its business on that resident's property. Residents who clean-up after their pet are appreciated. Also be reminded that dogs must be on a leash.

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.

IMPORTANT NOTICES

Annual Homeowners' Meeting

Monday, November 29, 2010 @ 7:00 p.m.

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

- 2011 Budget
- Overview of 2010



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